



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, July 20, 2022, 1:30 p.m.

AUDIO LINK DCB July 20, 2022 MEETING

### NOTICE

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

The Los Angeles County Board of Supervisors, at its regularly scheduled public meeting on June 14, 2022, has made the requisite findings under Government Code § 54953(e)(3) that (i) the Board has reconsidered the circumstances of the State of Emergency due to the COVID-19 pandemic and that the State of Emergency remains active; and (ii) that local officials continue to recommend measures to promote social distancing. (As requested at the Board of Supervisors meeting of November 2, 2021.)

#### OBSERVING THE MEETING

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

#### PROVIDING VERBAL PUBLIC COMMENT

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

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

#### PROVIDING WRITTEN PUBLIC COMMENT

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

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



2. **Approval of the June 15, 2022 Minutes**

3. **Consent Agenda**

*The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.*

4. **Old Business**

A. Marina del Rey Design Guidelines Update

B. Parcel 44 – Pacific Marina Venture, LLC / Uovo Pasta – DCB #20-004-C – Consideration of new awning

5. **New Business**

A. Parcel 18 – Dolphin Marina, LTD. / Dear Jane's – DCB #22-007 – Consideration of exterior improvements and new signage

B. Parcel 44 – Pacific Marina Venture, LLC / Restore Hyper Wellness – DCB #22-008 – Consideration of new signage

C. Election of Officers

6. **Staff Reports**

A. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Coastal Commission's Calendar
- Future Major DCB Agenda Items
- Small Craft Harbor Commission Minutes
- Redevelopment Project Status Report

B. Marina del Rey Special Events

7. **Public Comment**

*This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.*

8. **Adjournment**

**PLEASE NOTE**

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (424) 526-7752 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at [rstassi@bh.lacounty.gov](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.
3. Si necesita asistencia para interpretar esta información, llame a este numero: 424-526-7777.



4. All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at <https://beaches.lacounty.gov/design-control-board/>. The Department of Beaches and Harbors website also provides all reports and audio files from current and past meetings. Electronic copies of project submittals for Business Items referred to in this agenda will be available online for a two week period from the date of this agenda.

## **DESIGN CONTROL BOARD MINUTES**

### **June 15, 2022**

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

**Members Absent:** Genelle Brooks-Petty, Member (Second District)

**Department Staff Present:** Warren Ontiveros, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Chantal Alatorre, Planner; Lola Reyna, Secretary

**County Staff Present:** Parjack Ghaderi, County Counsel; Clark Taylor, Department of Regional Planning

#### **Guests Testifying:**

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

Chair Cho called the meeting to order at 1:30 pm and led the Pledge of Allegiance.  
Ms. Tashjian read the virtual meeting procedures.

#### **2. Approval of the May 18, 2022 Minutes**

**Board Member Coffee moved to continue approval of minutes to a later date, seconded by Chair Cho.**

**Ayes: 3 – Chair Cho, Vice Chair Wong, Ms. Coffee**  
**Nays: 0**

#### **3. Consent Agenda**

None

#### **4. Old Business**

None

#### **5. New Business**

A. Parcel 62 – County of Los Angeles Sheriff's Department – DCB #22-005 – Consideration of an aboveground fuel storage tank to replace an existing underground tank

Ms. White presented the staff report.

#### Board Comment

Chair Cho asked for clarification regarding the height of the building eaves.

Ms. White deferred the question to the Applicant.

Ms. Coffee requested to see the photos of the existing site conditions and asked if the equipment would extend beyond the eaves of the building.

Ms. White presented photos of the existing site conditions and confirmed the placement of the equipment. In addition, she deferred to the Applicant project team for further confirmation of the building eaves.

Chair Cho asked if the public promenade extends through the Coast Guard/Sheriff area or if the public is routed around the buildings.

Ms. White clarified where the public promenade ends and stated there is a gate blocking public access to the Coast Guard/Sherriff area. She confirmed that the public is routed to walk along Fiji Way.

Chair Cho asked if there were any Applicants present.

Ms. Tashjian stated that there were three members of the Applicant's project team present.

Ms. Jennifer Bobiwash, of Leighton Consulting, introduced herself and responded to comments from the Board. She noted that the approximate height of the eave of the roof is approximately 7' and the tank and fencing would be higher than the building eave. Furthermore, she noted that the only pieces of equipment that would extend beyond the eave would be two 2" pipes, which would terminate at 12' above grade.

Chair Cho requested to view the equipment elevation from the presentation. He asked the Applicant team to confirm how much piping equipment for the tank would be visible at 8' to 10' above grade.

Mr. Von Regli of EFS West introduced himself and clarified that about 90% of the equipment would extend 2' above the tank.

Chair Cho asked if there would be any technical issues with leaving the equipment above the tank exposed.

Mr. Regli noted that the tank would be monitored.

Ms. Coffee asked what color the pipes above the tank would be.

Ms. Bobiwash confirmed that the tank would be white and Mr. Regli confirmed that the piping above the tank would be galvanized metal.

Ms. Coffee asked whether the conduits for the equipment are shown diagrammatically on the plans and how the conduits would be seen once installed.

Mr. Regli confirmed that the conduits would lay flat on top of the tank and confirmed that the tank height would be 7'-1".

Chair Cho asked what portion of the equipment would be visible if the proposed fence was at the building eave height.

Ms. Coffee noted that the top of the tank would be exposed.

Mr. Regli noted that various pieces of the piping would be shown including the tank gauges.

Chair Cho noted that an 8' fence seemed appropriate.

Ms. Coffee asked what the vandalism threat is for the tank.

Mr. Regli stated that he is not familiar with the project area.

Chair Cho asked whether the fence was for screening or security purposes.

Ms. Bobiwash confirmed that the fence is for screening purposes.

Ms. Coffee asked if the tank would be allowed without a fence.

Ms. Bobiwash stated yes.

Mr. Regli noted that there was another above ground storage tank on the property along Fiji Way which doesn't have a screen around it.

Chair Cho expressed that including a fence above 8' would be a larger obstruction that would be more visible.

Ms. Coffee asked staff if screening was required. She also agreed that a 12' fence would be a larger obstruction than an 8' fence and noted that the 8' fence would be more appropriate as it would draw less attention to the area.

Ms. White confirmed that screening for the equipment is part of the Marina del Rey Design Guidelines.

Ms. Tashjian added that the Board could use their discretion whether or not to follow the guidelines and if they chose, the project could be approved without a fence.

Ms. Coffee asked if there would need to be a certain clearance around the tank if a fence was installed.

Chair Cho noted that the Applicant comment period was closed.

Mr. Regli stated that the tank would be white due to California Air Resource Board (CARB) regulations and would contain stickers. He also mentioned that the screening would need to be at least 3' away from the tank per Fire Code.

Vice Chair Wong noted that he would prefer that an 8' screen be installed.

Ms. Coffee noted that the equipment would be visible from the neighboring apartment complex and she expressed concern about public perception.

Vice Chair Wong noted that the piping wouldn't be very visible from the parking lot. He also mentioned that if the equipment was not screened by a fence, the Applicant should screen the equipment using low shrubs.

Ms. Coffee noted that there wouldn't be enough room to include shrubs.

Chair Cho noted that he would be willing to approve the project without a screen as the fence would increase the massing of the project. He also stated that a benefit of the screen was that the Board could dictate the color or design of the screen, since the tank itself would need to be white.

Ms. Coffee noted that this project could be a great opportunity for public engagement and the tank could be painted by community members or students.

Chair Cho asked if the tank was allowed to be painted.

Ms. White confirmed that a vinyl wrap was not possible to add to the tank.

The project team confirmed, via the Zoom chat function, that the tank would need to remain white.

Ms. Coffee noted that the palm tree vinyl wrap design would not be preferable and noted that she would be willing to approve the project with a condition that the Applicant return to the Board with additional design options for the screen design.

Public Comment

None

**Ms. Coffee moved to approve DCB #22-005, with a condition that the Applicant install an 8' black vinyl coated fence on three sides, covered with a decorative screen. Design options for the screen shall be presented to the Board at an upcoming meeting. Seconded by Chair Cho.**

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

**Nays: 0**

B. Parcel 50 – Waterside Shopping Center / The Shade Store – DCB #22-006 – Consideration of building modifications and new signage

Ms. Chantal Alatorre presented the staff report.

Board Comment

Chair Cho asked if there were any applicants present.

Ms. Tashjian stated that there were five members of the Applicant's project team present. Mr. Douglas Kupfer introduced himself and awaited Board comments.

Public Comment

None

**Chair Cho moved to approve DCB #22-006, seconded by Ms. Coffee.**

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

**Nays: 0**

**6. Staff Reports**

All reports were received and filed.

**Moved by Ms. Coffee, seconded by Chair Cho.**

**Ayes: 3 – Chair Cho, Vice Chair Wong, Ms. Coffee  
Nays: 0**

**7. Public Comment**

None

**8. Adjournment**

**Moved by Chair Cho, seconded by Ms. Coffee**

**Ayes: 3 – Chair Cho, Vice Chair Wong, Ms. Coffee  
Nays: 0**

**Chair Cho adjourned the meeting at 2:17 p.m.**

Respectfully Submitted,

Lola Reyna  
Secretary for the Design Control Board



## Location of July 20, 2022 DCB Items







Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

July 20, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 4A – MARINA DEL REY DESIGN GUIDELINES UPDATE**

Item 4A on your agenda is a returning item from the County of Los Angeles Department of Beaches and Harbors (DBH), for the consideration of the updated *Marina del Rey Design Guidelines*.

**PROJECT OVERVIEW**

Background

On October 20, 2016, your Board approved the Marina del Rey Design Guidelines (Guidelines). The purpose of these design guidelines is to ensure that all new improvements and developments in Marina del Rey maintain a high quality of design that complements the water and boating, distinguish the Marina as a premier waterfront visitor-serving destination, improve the perception of the Marina as a functioning harbor, embrace the right of the public to enjoy this recreational resource, and enhance opportunities for boating and recreation in the Marina. These design guidelines serve as a reference that articulates the County's desired aesthetic, unified character, and level of quality for projects in the Marina.

On April 20, 2022 and May 18, 2022, staff presented proposed updates to the guidelines and your Board continued the item to provide adequate time for your Board to review the document and provide comments to staff.

Summary of Changes

Staff received two comments regarding the proposed changes to the Guidelines. In response, staff has added language to DG. 140 within the *Site Chapter, Landscaping* subsection, to note that Applicants should use landscaping that is coastal and/or salt tolerant. In addition, staff has updated several photos in the document to reflect more United States and California based project designs. Examples of images added include a Pismo Beach community marker sign and a pedestrian gateway in the City of Santa Monica, among others.



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Item 4A  
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**STAFF REVIEW**

Staff recommends that the DCB approve the updated Marina del Rey Design Guidelines. If your Board has extensive concerns or additions, staff recommends that the item be continued to provide adequate time for staff to address your Board's comments.

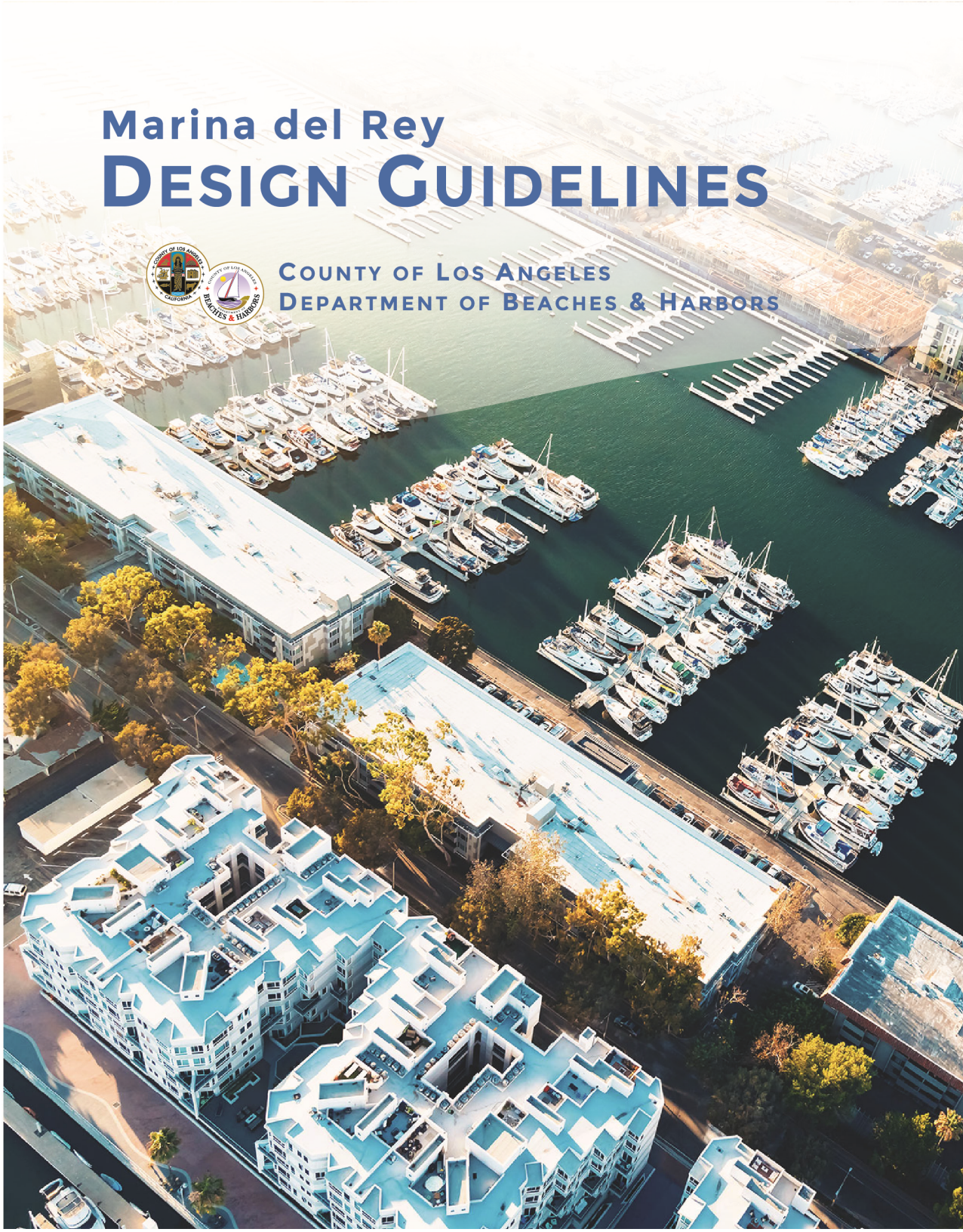
GJ:WO:pw



# Marina del Rey DESIGN GUIDELINES



COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS





County of Los Angeles  
Department of Beaches & Harbors  
Gary Jones, Director

This document was approved by the Design Control Board on ~~October 20, 2016~~ July 20, 2022.

Design Guidelines Prepared by:

DEPARTMENT OF BEACHES AND HARBORS, PLANNING DIVISION  
Maral Tashjian, Planning and Environment Section Manager  
Porsche White, Planner ~~Michael Tripp~~

Acknowledgments:

~~DEPARTMENT OF BEACHES AND HARBORS~~  
~~Brock Ladewig, Deputy Director~~  
~~Charlotte Miyamoto~~  
~~Mie Jones~~  
~~Troy Evangelho~~

~~DEPARTMENT OF REGIONAL PLANNING~~  
~~Richard Bruckner, Director~~  
~~Kevin Finkel~~

MARINA DEL REY DESIGN CONTROL BOARD  
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~~Helena Jubany, FAIA, LEED AP, Vice Chair, First District~~  
~~Jerome Stanley, 2<sup>nd</sup> District~~  
~~Simon Pastucha, Third District~~  
Meg Rushing Coffee, First District  
Genelle Brooks-Petty, Second District  
Steven Cho, Fourth District  
Tony Wong, P.E., Fifth District

~~{Past Members}~~

~~Susan Cloke, Former Chair, First District~~ ~~David Abelar, Second District~~

DESIGN GUIDELINES TASK FORCE (2007-2008)

David Baker

Steven H. Curran

Dorothy G. Franklin

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# I. INTRODUCTION

This chapter outlines the background and purpose of the Marina del Rey Design Guidelines, how to use the document, and the County's design objectives for achieving innovative, attractive design for all public and private improvements and developments in Marina del Rey.





COUNTY OF LOS ANGELES  
**MARINA DEL REY**

**Existing Land Uses**

**MAP KEY**

*Existing Uses*

- Marine Commercial
- Boat Storage
- Visitor-Serving Commercial / Office
- Parks/Open Space
- Residential
- Hotel
- Public Facilities
- Parking Lot

- Marina del Rey Boundary
- Marvin Braude Bike Trail
- Dr. William A. Burke Marina Walk Promenade



## ABOUT MARINA DEL REY

Marina del Rey is a small-craft harbor, visitor-serving destination, and residential community located in western Los Angeles County along the Santa Monica Bay. Since its development in the mid-1960's, Marina del Rey has held the distinction of being the largest man-made small craft harbor in the Country. With 403 acres of land, 401 acres of water, and over 4,700 boat slips, Marina del Rey is also one of the largest economic and recreational assets owned and managed by Los Angeles County.

## PURPOSE

The purpose of these design guidelines is to ensure that all new improvements and developments in Marina del Rey maintain a high quality of design that complements the water and boating, distinguish the Marina as a premier waterfront visitor-serving destination, improve the perception of the Marina as a functioning harbor, embrace the right of the public to enjoy this recreational resource, and enhance opportunities for boating and recreation in the Marina.

These design guidelines serve as a reference that articulates the County's desired aesthetic, unified character, and level of quality for projects in the Marina. The guidelines are intended to encourage innovative building and landscape designs and creative use of materials to bring about a contemporary, "beachy", and fun environment that complements Marina del Rey's waterfront setting, and contributes to its visitor-serving, residential, commercial, boating, and recreational needs and character.

## USERS OF THESE DESIGN GUIDELINES

These guidelines are intended to be used by the Marina del Rey Design Control Board (DCB), the Regional Planning Commission, and the Los Angeles County Department of Beaches and Harbors (DBH), in

reviewing and evaluating the external design of public and private improvements in Marina del Rey.

## HOW TO USE THIS DOCUMENT

Project applicants, designers, and architects are expected to use these guidelines for their proposed projects early on in the concept design and planning stage, as they will be expected to demonstrate how their project is consistent with these guidelines during the DCB review process.

Applicants will be required to complete a comprehensive design guidelines consistency analysis for major projects, which will be considered and reviewed by DBH staff and the DCB. Projects that clearly depict compliance with these guidelines will experience an easier design review process. To the extent any project departs from the provisions of these design guidelines, it is likely to take more time to process design reviews than those projects that otherwise embrace these guidelines.

It should be clearly understood that in addition to complying with these design guidelines, projects must also comply with all applicable State and County development policies and regulations.

## THE DESIGN REVIEW PROCESS

Project applicants should refer to the ***Design Review Submittal Procedures for Projects in Marina del Rey*** for a detailed explanation of the project submittal and DCB review process.

## WAIVER OF INDIVIDUAL GUIDELINES

Should an applicant feel that any provision of these design guidelines is infeasible, the applicant must demonstrate the lack of feasibility to the DCB, and propose project alternatives that would achieve the objectives of these guidelines.

The DCB has the authority to waive individual guidelines for specific


projects if it finds that the waiver achieves a better design solution than strict application of the guidelines.

## AMENDMENT OF DESIGN GUIDELINES

These design guidelines may be amended as deemed necessary by the Department of Beaches and Harbors and the Design Control Board following a public review process.

## IMPLEMENTING ACTIONS

These design guidelines may be amplified through subsequent efforts to provide more detail and design guidance, such as developing specific design guidelines for the public promenade and streetscapes, a Marina-wide gateway plan, wayfinding and interpretive sign program, plant palette, and other efforts that can enhance the clarity of this framework document to its users.

*Implementing actions are highlighted throughout the document with an  symbol.*

## PROCESS OF DEVELOPING THESE GUIDELINES

The County began developing these design guidelines in 2007. A subcommittee of the DCB and a Marina del Rey Design Guidelines Task Force reviewed and provided feedback on the design guidelines over a period between November 2007 and May 2008. Based on their feedback, a draft of the guidelines was presented to the DCB on December 18, 2008. The draft was later revised and updated to be consistent with the 2012 Marina del Rey Local Coastal Program update, the 2014 Marina del Rey Vision Statement, and other relevant newly adopted County ordinances.

## RELATIONSHIP TO RELEVANT REGULATORY PROGRAMS AND DOCUMENTS

All development projects in Marina del Rey are subject to the policies and regulations contained in the following documents. A brief description of each document and its relationship to this document is provided below:

### 1. Marina del Rey Local Coastal Program (LCP)

The Marina del Rey LCP, a planning tool used by Los Angeles County to guide development in the coastal zone, was certified by the Coastal Commission in 1984 and last amended in 2012. The LCP consists of a Land Use Plan (LUP) and a Local Implementation Program (LIP). The Marina del Rey LUP sets policies that guide development of future land uses, provide public access, protects recreation and natural resource areas, and improvement of existing facilities. The LIP, also referred to as the Marina del Rey Specific Plan, is contained in the Los Angeles County Zoning Code (Title 22) and contains regulations designed to implement the LUP. The design guidelines are intended to supplement and complement the components of the LCP, and not supersede any provisions of the LCP.

### 2. Revised Permanent Marina del Rey Sign Controls & Regulations

The Revised Permanent Marina del Rey Sign Controls & Regulations (Sign Controls) were certified in 1990 by the California Coastal Commission. The Sign Controls provide general design criteria and standards for permanent and temporary signs in Marina del Rey. These design guidelines supplement the Sign Controls by providing additional design and aesthetic guidance to create attractive signage and a cohesive wayfinding system.

### 3. Marina del Rey Vision Statement

In 2013, the Department of Regional Planning initiated the Marina del Rey visioning process to develop a vision for Marina del Rey for the next 20 years. From April 2013 through October 2014, Regional Planning staff met with residents, visitors, neighbors, advisory bodies, businesses, lessees, County departments, and other stakeholders interested in the future of the Marina to gather input and ideas about what type of community the Marina should be in the future and the types of amenities that should be provided. The Department also contracted with consultants to perform technical analyses on existing conditions in the Marina and to provide suggestions for improvement.

From this input, Regional Planning staff, in collaboration with the County Departments of Beaches and Harbors and Public Works, developed the Marina del Rey Vision Statement. The Vision Statement establishes a framework to guide future decision making on development, policies, and development standards in Marina del Rey, as land use opportunities, economic/market conditions, special needs, and other opportunities arise.

On October 28, 2014, the Los Angeles County Board of Supervisors approved the Marina del Rey Vision Statement. The community's vision can be summarized as follows:

*Marina del Rey is a vibrant, sustainable, pedestrian, visitor, resident, and boater friendly destination that supports water-oriented activities, provides low-cost access to the water, contains a variety of shopping and dining experiences, and is a premier location where people want to play, relax, and live.*

The Vision Statement sets forth the following recommendations through which this vision will be achieved:

- **Create activity districts** to develop synergies within districts. The four activity districts are:
  - The *Residential District* is intended to remain a predominantly residential area supported by resident-serving uses.
  - The *Marina Beach District* is intended to be developed with marine-related, beach-oriented, and other supportive uses.
  - *Visitor's Row* is intended to be developed with visitor- and resident-serving uses and amenities.
  - *Boater's Way* is intended to be a boating center where most boating-related businesses and services are located.

- **Improve mobility and directional signage** to make it easier to travel around the Marina, especially without an automobile
- **Enhance the image of the Marina and its built environment**
- **Enhance access and amenities** for recreation
- **Provide public gathering spaces** to take advantage of the waterfront setting

These design guidelines include recommendations and proposed implementation actions to achieve the goals for Marina del Rey contained in the Vision Statement.

#### 4. **Marina del Rey Asset Management Strategy (AMS)**

The Asset Management Strategy, adopted by the Board of Supervisors on January 1997, is a proactive framework document that sets forth the redevelopment goals for the Marina. It provides programs to encourage redevelopment and renovation of leasehold facilities. The design guidelines are based in part on the AMS to better integrate the design of the recreational, commercial, and residential areas throughout Marina del Rey.

#### 5. **Los Angeles County Green Building Code**

The Board of Supervisors adopted the Green Building Program in 2008, and subsequently replaced it with a more comprehensive building code update in 2013, referred to as the Green Building Code. The Green Building Code establishes minimum requirements for building design and construction that reduce negative environmental impacts, and encourage sustainable practices in planning and design, energy efficiency, water efficiency and conservation, material conservation, and environmental air quality.

The program also establishes standards for drought-tolerant landscaping, as well as Low Impact Development (LID) for on-site storm water and run-off management on leaseholds.

## **6. Other County Development Requirements**

This document does not take the place of any development requirements or reviews required by the Los Angeles County Departments of Public Works, Fire, Public Health, or any other applicable department.

## **DESIGN OBJECTIVES**

The following design objectives set the framework on which the design guidelines in this document are developed.

### **1. Celebrate the edge where land meets water**

- a. Connect people to the waterfront
  - Increase connectivity and public access to the waterfront
  - Create a unified, continuous public promenade
  - Provide seating near water and landscape areas
  - Develop effective wayfinding systems to help the public navigate to the waterfront
  - Develop vibrant public gathering spaces and destinations along the waterfront
  - Provide informative interpretive exhibits that connect people to Marina del Rey, its history, and its unique environmental setting
- b. Encourage development design that complements the unique surrounding environment and improves the perception of the Marina as a functioning harbor
  - Renovations and new development in the Marina should feel fun, contemporary, and “beachy”
  - Development near the water should reflect the character of the surrounding environment and maximize water views
  - Integrate views of boating activities into public and private development

### **2. Distinguish Marina del Rey from the surrounding communities as a premier waterfront visitor-serving destination**

- a. Create distinct gateways into the Marina
  - Design unique gateways at key access points to Marina del Rey
- b. Establish world-class design that creates a unique character within Marina del Rey and enhances the visitor experience
  - Encourage high quality and creative design
  - Develop unifying design themes within the Marina that create a distinct sense of place
  - Create unique visitor-serving destinations within the Marina
  - Develop effective wayfinding systems to help the public navigate to key destinations and amenities within the Marina

### **3. Highlight water-oriented activities and other recreational opportunities**

- a. Enhance services for boaters
  - Easily accessible parking facilities near boat ramps and docks
  - Updated and improved boating amenities
  - Visitor docks
  - Boater-oriented wayfinding signage
- b. Provide a variety of active and passive recreational opportunities
  - Encourage boating and water-oriented activities where possible
  - Offer a blend of passive and active recreation opportunities at Burton W. Chace Park, Yvonne B. Burke Park, and Marina Beach
  - Encourage private and public boating services
- c. Highlight open space areas
  - Connections to bike and pedestrian paths

- Parks at the water's edge
- Small parks or green spaces in new developments

#### 4. Provide distinct and functional streetscapes

- Emphasize a distinction between vehicle, pedestrian and bicycle access to:
  - Minimize pedestrian conflicts
  - Visually enhance bicycle and pedestrian crossings
- Connect the street network with views into the Marina
  - Accentuate existing and new views to boats and water
  - Create views at key entry points
  - Provide pedestrian access through view corridors
  - Encourage connections between new development, public spaces, and views
- Provide attractive and functional parking facilities
  - Buffer pedestrian ways from adjacent parking
  - Reduce visual clutter

#### 5. Promote sustainable design

- Improve the condition of the natural environment
  - Maintain and improve existing site biodiversity
  - Beautify the Marina with a sustainable plant palette
  - Incorporate storm water BMPs into site designs to reduce runoff pollutants from degrading water quality in the harbor
  - Incorporate Clean Marinas BMPs to protect waterways from pollution
- Introduce innovative “green” systems
  - Promote green building design in new construction and renovation projects
  - Optimize building design for the local microclimate and reduce dependence on mechanical systems for building operations
  - Encourage low water use

- Incorporate attractive, non-invasive, microclimate-compatible plantings

*Guidelines that promote sustainability are highlighted throughout the document with an **S** symbol.*

*Guidelines that promote Clean Marinas practices are highlighted with a **CM** symbol.*



## II. PLACEMAKING & WAYFINDING

Marina del Rey is the Country's largest man-made recreational small craft harbor, and is a popular destination for County residents, boaters, and tourists alike. It is a regional attraction that draws in millions of visitors per year who enjoy the harbor views, water-oriented recreational activities, events, dining, retail, and waterfront destinations such as Burton W. Chace Park, Marina Beach, and the waterfront promenade.

A primary goal of these guidelines is to enhance the visitor experience. To do this, Marina del Rey needs to be easily recognizable and navigable. Placemaking and wayfinding devices should be implemented to create a distinct sense of place within the community, to create awareness around community features, and to direct visitors to special points of interests within the Marina.

The following placemaking and wayfinding devices are discussed in this section:

- A. Community Gateways
- B. Wayfinding Signage
- C. Public Art



*Gateway to Docklands - Melbourne, Australia*






# COUNTY OF LOS ANGELES MARINA DEL REY

## Placemaking & Wayfinding

### MAP KEY

#### Potential Locations

-  Community Gateways
-  "Enhanced Gateway" locations specifically called out in the 2014 Vision Statement
-  Boating Gateway
-  Bicycle Gateway
-  Pedestrian Gateway
-  Community Markers
-  Linear Signage

-  Marina del Rey Boundary
-  Marvin Braude Bike Trail
-  Dr. William A. Burke Marina Walk Promenade



## COMMUNITY-WIDE GUIDELINES

*"First impressions matter. Some communities pay attention to their gateways. Others do not. The more a community does to enhance its uniqueness, the more people will want to visit"* (Edward T. McMahon, Urban Land Institute).

### COMMUNITY GATEWAYS PLACEMAKING ELEMENTS

- DG.1 Develop a Marina-wide gateway placemaking plan that includes vehicular, boating, pedestrian, and bicycling gateways and community markers. **IA**
- DG.2 Design dramatic architectural landmarks such as street arches, monuments, signage, sculptural or iconic elements, and/or unique hardscape or landscape features or plazas at significant Marina del Rey entry points (see map). Community gateways should be large enough to attract attention and identify each entrance.
- DG.3 Design gateway structures at boating entry points into the Marina such as the Main Channel entrance, jetties, and the Boat Launch.
- DG.4 Design gateway structures (e.g. arches or markers, etc.) at bicycle and pedestrian entrances to the community.
- DG.5 Install decorative pavement treatments (e.g. unique paver design or painted asphalt) within crosswalks and bike paths.

### COMMUNITY MARKERS

- ~~DG.6~~ — ~~Develop a Marina-wide marker plan.~~ [Merged with DG #1]. **IA**
- ~~DG.7~~ DG.6 Locate community markers throughout the community at highly visible locations such as gateways, parkway edges, mole

roads and intersections, medians, sidewalks, the public promenade and bicycle trails.

- ~~DG.8~~ DG.7 Install markers such as linear signage to define the edges of the community. Linear signage can be created by using large scale dimensional letters or icons, combined with landscaping and accent lighting. Markers should share a cohesive and unifying design theme to identify Marina del Rey and districts within the community.

### WAYFINDING SIGNAGE

- ~~DG.9~~ DG.8 Develop a comprehensive Marina-wide wayfinding sign program that is oriented to all Marina users (motorists, pedestrians, cyclists, and boaters). **IA**
- ~~DG.10~~ DG.9 Create wayfinding signs with consistent size, shape and design based on Marina del Rey's branding. Signs viewable from the public realm should be uniform and consistent in design, for both public and private leaseholds. Typography and symbols should be highly legible and have enough contrast to be read from an appropriate distance when moving by foot, bicycle, or vehicle. Signs should incorporate reflective vinyl copy for nighttime illumination if not illuminated.
- ~~DG.11~~ DG.10 Provide wayfinding signs viewable from the street, whether static (e.g., traditional street signs pointing to specific destinations) or dynamic (e.g. electronic signs that point users to currently available parking supplies).
- ~~DG.12~~ DG.11 Provide pedestrian and bicycle-oriented freestanding directories, maps, or kiosks. These signs should identify distances to points of interest along the path, and should be located near bicycle and pedestrian gateways when possible. Stamp wayfinding devices, street names or the community's branding elements in crosswalks or curbs for pedestrian orientation.

~~DG.13~~DG.12 Provide wayfinding signage directing the public to points of interest such as promenade entry points, activity districts, mobility hubs, WaterBus Landings, restaurants, day charters, bicycle rentals, and recreational boating.

~~DG.14~~DG.13 Provide directional signage along the public promenade to identify key points of interest along the waterfront.

~~DG.15~~DG.14 Identify the public promenade through devices such as a paving stamps, seals, or medallions embedded in the pavement, or mounted signs (e.g. affixed to light posts or railings).

~~DG.16~~DG.15 Provide directional signage for boaters identifying boating points of interest such as guest docks, boater amenities, pump out stations, waste oil collection facility, absorbent pad exchange programs, and the Harbor Master office. **CM**

~~DG.17~~DG.16 Provide a boating orientation map at the main channel that identifies boating lanes, Harbor Master contact information, basins, anchorages, location of guest docks, boat repair, boater amenities, and emergency information.

~~DG.18~~DG.17 Provide boating identification signs for each basin near basin entries at unobstructed locations, at each anchorage incorporating, and at guest docks.

## PUBLIC ART

~~DG.19~~ ~~Develop a Marina-wide civic art policy.~~ **IA**

~~DG.20~~DG.18 Incorporate public art into public spaces, at both County and private leasehold properties.

~~DG.21~~DG.19 Public art should incorporate nautical, marine, and /or water themes to complement the Marina's waterfront setting.

~~DG.22~~DG.20 ~~Encourage~~Provide temporary or permanent art installations and exhibits in outdoor public spaces and on Harbor waters.

~~DG.23~~DG.21 Encourage the installation of public art along the public promenade or other public walking paths, to create an art walk.



*"Surfhenge" Gateway, Imperial Beach*



*Community Gateway, Playa Vista*



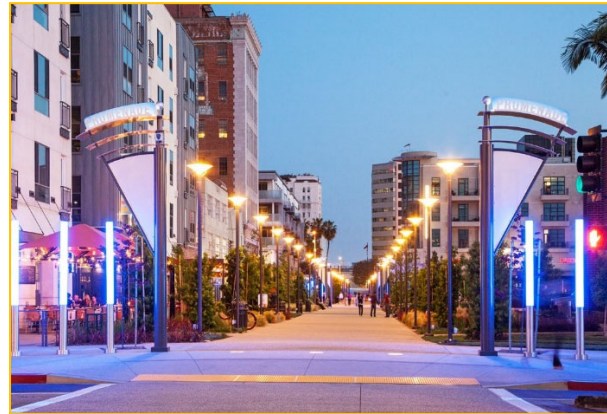
*Gateway, Redondo Beach*



*Airport Gateway, Los Angeles*



*Grand Park Gateway, Los Angeles*



*Pedestrian Gateway, Long Beach*

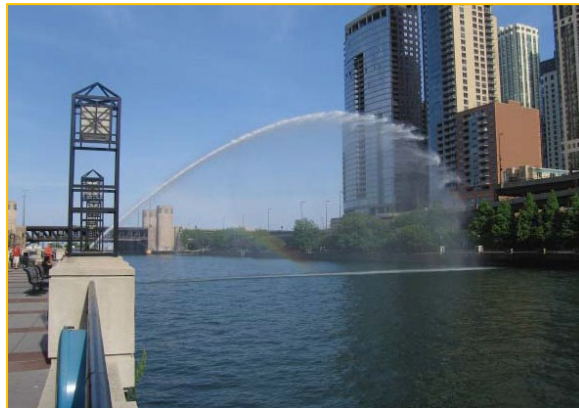




Redondo Pier, Redondo Beach



Boating Gateway - Lindau am Bodensee, Germany



Boating Gateway, Chicago



Community Marker — ~~Pismo Beach~~ Toronto, Canada



Community Marker, Playa Vista



Pedestrian Gateway, City of ~~Richmond, Canada~~ Santa Monica





Community Marker/District Signage



Community Marker, Culver City



Wayfinding signage, Marina del Rey



Wayfinding signage - Traverse City, Michigan



Wayfinding signage - City of Hobart, Australia



Wayfinding signage







Wayfinding Signage - Grand Park, Los Angeles



Wayfinding signage - Traverse City, Michigan



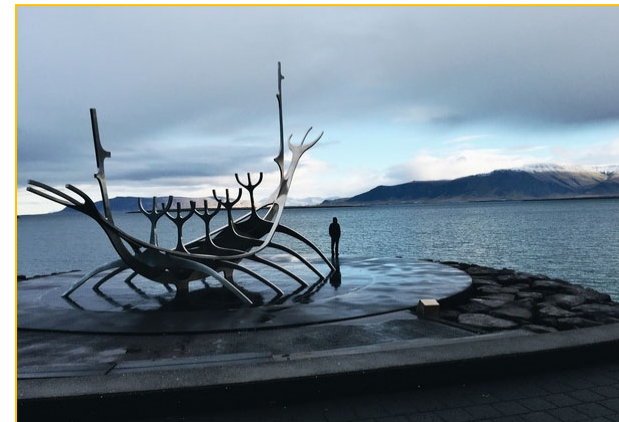
Interpretive Signage, San Diego



Bicycle Wayfinding Signs - Oakland, California



"Voyage" (temporary installation) - Scottsdale, Arizona

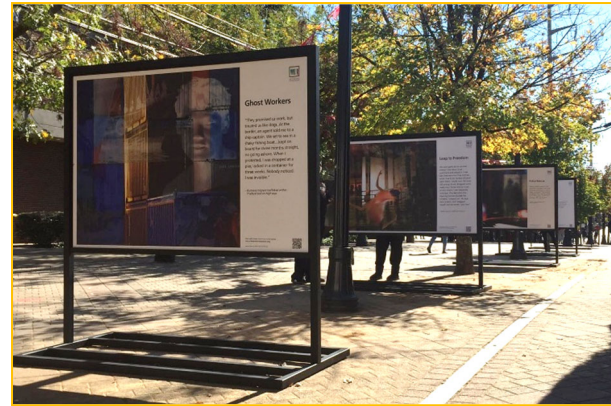


"Sun Voyager" - Reykjavik, Iceland

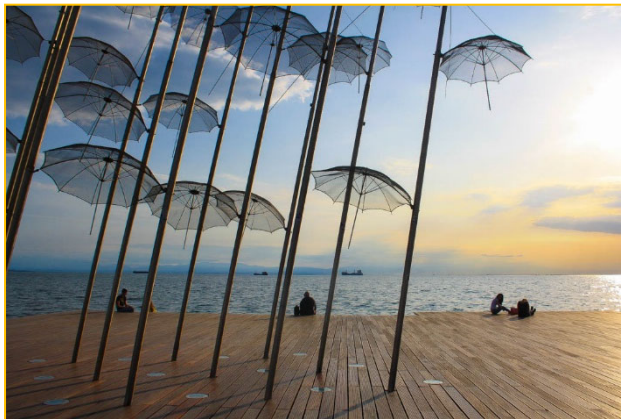




*"Digital Orca" - Vancouver, Canada*



*Outdoor Art Exhibits - Jacksonville, Florida*



*"Umbrellas" - Thessaloniki, Greece*



*Outdoor Art Walk - Sydney, Australia*



### III. STREETSCAPES

Streetscapes are made up of a variety of elements that define the visual character of streets. Successful streetscapes can tie a community together by using similar trees, crosswalk treatments, light fixtures, and street furniture. The design of streetscapes is influenced by the size, function, and adjacent uses and architecture of a particular street.

The street types addressed by these guidelines include:

- A. Parkways
- B. Mole Roads
- C. Waterfront Residential Roads



*Third Avenue Village, Chula Vista*






COUNTY OF LOS ANGELES  
**MARINA DEL REY**

**Streetscapes**

**MAP KEY**

-  Parkway
-  Mole Road
-  Waterfront Residential Road

-  Marina del Rey Boundary
-  Marvin Braude Bike Trail
-  Dr. William A. Burke Marina Walk Promenade

## COMMUNITY-WIDE GUIDELINES

### SIDEWALKS

~~DG.24~~DG.22 Provide a planting strip between the sidewalk and travel lanes to buffer pedestrians from moving vehicles.

~~DG.25~~DG.23 Ensure ADA accessibility on all sidewalks. Sidewalks should be clear of above grade hydrants, utilities, sign posts, or any other obstructions for a minimum of 5 feet.

### CROSSWALKS

~~DG.26~~DG.24 Use accent paving or painted asphalt to distinguish crosswalks. Accent paving design should be consistent throughout the community.

### BIKE LANES

~~DG.27~~DG.25 Provide striped bike lanes and bike route signs on both sides of the street, if they can be provided safely. Where striped bike lanes cannot be provided, utilize shared-lane markings or sharrows.

~~DG.28~~DG.26 Use accent paving or painted asphalt, and signage to distinguish bicycle crossings.

### LANDSCAPING

~~DG.29~~DG.27 Develop a Marina-wide streetscape planting manual. **IA**

~~DG.30~~DG.28 All new streetscape landscaping should be consistent with the tree and ground cover plant palette contained in the manual.

~~DG.31~~ ~~Trees and landscaping should be placed and maintained so as not to obstruct views of the water. [Redundant with DG #152]~~

~~DG.32~~DG.29 ~~New street trees should be a minimum size of 24" box or larger. New street trees should be the largest container feasible (24" box or larger preferred).~~

DG.30 Prune trees and use low plantings at intersections and crossings to maintain vehicular and pedestrian visibility.

*Refer to the Landscaping section of the Site chapter on pages 43-44.*

### PUBLIC ART

DG.31 Place ~~marina-themed~~ public art or community markers in medians and cul-de-sacs.

*Refer to the Public Art section of the Placemaking & Wayfinding chapter on page 15.*

### LIGHTING

*Refer to the Lighting section of the Site chapter on pages 44-45.*



## LOCATION-SPECIFIC GUIDELINES

### PARKWAYS

*Parkways* should be landscaped corridors defined by large trees and vivid median plantings. Pedestrian activity can be encouraged by providing a more comfortable walking experience such as sidewalks buffered from traffic by planting strips that separate sidewalks from the street, and deeper landscape setbacks.

Marina del Rey *Parkways* include:

- Lincoln Boulevard
- Admiralty Way
- Via Marina
- Fiji Way
- *Portions of: Fiji Way, Mindanao Way, Bali Way, Palawan Way, Marquesas Way*

~~DG.33~~DG.32 Future leasehold redevelopment projects are required to provide a minimum 8-foot wide sidewalk along parkways.

~~DG.34~~DG.33 To minimize curb cuts and turning movements on Parkways, minimize construction of new driveways and encourage common access drives to serve more than one project.

~~DG.35~~DG.34 Plant large trees in medians and parkways at regular intervals.

~~DG.36~~DG.35 Provide shade with free-standing trellises, shade structures, or trees along the sidewalk and at seating areas.

~~DG.37~~DG.36 Encourage accent lighting to illuminate trees, banners, and architecture along Parkways, to encourage evening activities and enhance pedestrian safety.

### MOLE ROADS

*Mole Roads* are quiet, narrow cul de sacs that connect Marina del Rey's parkways to its peninsulas, such as Mindanao Way or Marquesas Way. Mole Roads should be defined by a variety of trees and plantings. Most Mole Roads lack continuous sidewalks, especially those on the west side of Marina del Rey. In the interest of improving pedestrian safety and comfort, the addition of sidewalks to Mole Roads is highly encouraged. Well-marked pedestrian connections (or waterfront accessways) from the sidewalks to the public promenade are also highly encouraged.

Marina del Rey *Mole Roads* include:

- Mindanao Way
- Bali Way
- Tahiti Way
- Marquesas Way
- Panay Way
- *Portion of Palawan Way*

~~DG.38~~DG.37 Future leasehold redevelopment projects are required to provide a minimum 5-foot wide sidewalk along mole roads.

~~DG.39~~DG.38 Mid-block crosswalks should be installed where there is sufficient pedestrian crossing demand, as determined by a DBH or DPW Traffic Engineer. Potential midblock crosswalks should be considered at locations where pedestrians cross the mole roads to access the promenades.

~~DG.40~~DG.39 Plant small and medium evergreen and flowering trees (15'-40' tall) in an informal pattern and intervals.

~~DG.41~~DG.40 Provide traffic calming measures along Mole Roads to reduce vehicle speeds and improve pedestrian and cyclist safety.

## WATERFRONT RESIDENTIAL ROADS

*Waterfront Residential Roads* are quiet, narrow roads that run alongside the public promenade. *Waterfront Residential Roads* are the only streets in Marina del Rey where motorists have direct views of the Marina. Therefore design of these streets should preserve and enhance these views. Where space allows, pedestrian activity should be encouraged by installing low planting areas or bollards that separate pedestrians on the promenade from moving vehicles.

Marina del Rey *Waterfront Residential Roads* include:

- Bora Bora Way
- Palawan Way (loop around Mariner's Bay)
- Via Marina (at the North Jetty View Pier)

~~DG.42~~DG.41 In order to preserve views of the harbor and to avoid root damage to the seawall, trees should not be planted along the public promenade where it is adjacent to waterfront residential roads.

~~DG.43~~DG.42 Promenade landscaping should be limited to low level plantings or planters located along the street edge, to provide a buffer for pedestrians.

~~DG.44~~DG.43 If trees are planted along waterfront residential roads, they should be located along the land-side shoulder of the street, opposite the promenade.



*Landscape Buffer - Burlingame, California*



*Parkway Bioswale*



*Crosswalk Accent Paving*



*Abbott Kinney, Los Angeles*



*Parkway, Marina del Rey*



*Mole Road - Marina del Rey*





*Pedestrian-scale lighting*



*24" Box Tree*



*Waterfront Residential Road, Marina del Rey*

## IV. PUBLIC PROMENADE & WATERFRONT

Marina del Rey's waterfront offers visitors and residents opportunities to connect with the natural elements by experiencing water, wind, and weather. The promenade, overlooks, and WaterBus Landings, provide opportunities for walking, running, and viewing sea life and boats.



*Westminster Pier Park, British Columbia*










COUNTY OF LOS ANGELES  
**MARINA DEL REY**

**Public Promenade  
& Waterfront**

**MAP KEY**

-  Overlooks
-  Waterbus Landings  
(existing & future)
-  Dr. William A. Burke  
Marina Walk Promenade
-  Marina del Rey Boundary
-  Marvin Braude Bike Trail

## COMMUNITY-WIDE GUIDELINES

### PUBLIC PROMENADE

The Dr. William A. Burke Marina Walk Promenade (promenade or public promenade) is a pedestrian path that meanders along the water's edge throughout the Marina. While the promenade runs almost continuously along the waterfront, there are a few segments where access to the bulkheads is not available, and the promenade is directed inland.

At present, the public promenade is a patchwork of different paving, railing, furnishing, and lighting design. This is due to the staggered construction of the promenade in segments as each leasehold was developed. Leaseholds typically design their segment of the promenade to complement the architecture on-site, but are encouraged to include design transitions at the boundary of the neighboring leasehold's promenade. Design devices such as consistent promenade signage or markers should be installed throughout the community to unify the look of the public promenade.

Waterfront Accessways from streets and sidewalks to the promenades should be established and highlighted through attention getting devices such as signage or special pavement treatments whenever possible to improve the public's access to the waterfront.

Due to narrow widths along several segments, the promenade is currently not open to cycling to avoid safety hazards for pedestrians. In the future, as new developments in Marina del Rey widen their segments of the promenades to 28 feet (as required by the LCP), a multi-use promenade for both pedestrian and bicycle use may be considered.

### PAVING

~~DG.45~~**DG.44** Design a visually stimulating public promenade that complements the leasehold's architecture and transitions smoothly to the neighboring leaseholds' promenade. ~~In order to avoid abrupt paving design changes between~~

~~leaseholds, articulate promenade transitions with a different color, paver pattern, or stamped concrete.~~

**DG.45** To avoid abrupt paving design changes between leaseholds, articulate promenade transitions with a different color, paver pattern, or stamped concrete. Promenade transition bands should be a minimum of 6" wide.

**DG.46** Incorporate interpretive elements into the paving that complement or reflect the surrounding natural environment or architecture (e.g. waves, wooden decking, marine life, etc.).

**DG.47** Incorporate branding and wayfinding elements into the paving, such as a Marina-wide public promenade stamp consistent with the community's branded identity.

**DG.48** Where the promenade is directed inland, in areas where waterfront access is limited due to safety concerns (e.g. the boatyards), highlight a "detour" connection to the sidewalk with special paving treatment, and widen and enhance the sidewalk so that it ties into the design of the promenade.

*Refer to the Paving section of the Site chapter on page 43.*

### OVERLOOKS

**DG.49** Install overlooks along the waterfront, where appropriate.

**DG.50** Use materials that complement the adjacent promenade design. Consider using durable transparent decking such as metal grates or structural glass.

### WATERBUS LANDINGS

**DG.51** Design an iconic architectural feature at each landing that is visually prominent throughout the Marina and has a consistent character.

- DG.52 Use durable materials that complement the adjacent promenade design.
- DG.53 Incorporate seating and shade structures, ~~where space permits.~~
- DG.54 Illuminate landings with accent lighting visible throughout the Marina to encourage evening use.

## WATERFRONT ACCESSWAYS

- DG.55 Identify Waterfront Accessways with wayfinding signage, unique paving, pavement stamps, landscaping, and lighting to help the public easily navigate to the promenade.
- DG.56 Utilize view corridors as Waterfront Accessways.

## LAND-WATER INTERFACE

- DG.57 Encourage the public's interaction with the water by providing permeable or open interfaces along portions of the public promenade (e.g. terraced seawall, steps to the water, etc.).

## RAILING & GATES

- DG.58 Use simple contemporary railings with a high degree of visual transparency to the Marina.
- DG.59 Continue the same or similar type of railing design along the promenade, ~~when possible.~~ where feasible, that complements the leasehold's architecture and transitions smoothly to the neighboring leasehold's promenade.
- DG.60 Design dock gates with a unique character.

## FURNISHINGS

- DG.61 Provide furnishings, shade structures, dining and seating opportunities such as benches, seat walls, and stairs, and

other amenities to activate the public promenade with day and night serving uses. Create active public gathering spaces adjacent to the promenade and also treat them as view corridors and as places to be the focus for new uses.

- DG.62 Furnishings should be oriented toward the water to maximize views of the Marina.
- DG.63 Provide pet waste stations with disposal bags and receptacles along the promenade, at regular intervals. **CM**
- DG.64 Provide covered trash and recycling receptacles in convenient locations. **CM**
- DG.65 Provide covered recycling containers for fishing line near fishing areas. **CM**
- DG.66 Provide fish cleaning stations near fishing areas, to prevent cleaning fish directly into harbor waters. **CM**
- DG.67 Locate structures appropriately along the promenade to preserve views of the harbor. Structures installed in the public promenade should be sited so as not to obstruct ADA, fire, or emergency access.
- ~~DG.68~~ DG.68 Provide signs adjacent to waterfront parking lots to prohibit littering, dumping, and vehicle or vessel service or cleaning, to prevent runoff from entering harbor waters. **CM**
- ~~DG.69~~ DG.69 Encourage the use of durable, low maintenance, non-corrosive furnishings that can withstand the marine environment such as anodized aluminum or stainless steel railings and bike racks.

## LANDSCAPING

- ~~DG.69~~ DG.70 Locate landscaping and trees appropriately along the promenade in order to preserve views of the harbor,

and to avoid root damage to the seawall. Landscaping and tree placement along the promenade should not conflict with any designated ADA, fire, or emergency access.

~~DG.70~~**DG.71** Palm trees with root barriers may be planted along the promenade, at a minimum distance of 8 feet from the seawall. Medium and large canopy trees should not be planted along the promenade.

**DG.72** Use landscaping to buffer the public promenade from adjacent parking lots, roadways, and structures.

*[Refer to the Landscaping section of the Site chapter on pages 43-44.](#)*

## LIGHTING

*Refer to the Lighting section of the Site chapter on page 44.*

## SIGNAGE

~~DG.71~~**DG.73** Identify the promenade with signage that is consistent with the community's branded identity.

~~DG.72~~**DG.74** Incorporate educational interpretive signage and elements along the waterfront that highlight various topics about Marina del Rey such as native wildlife, native vegetation, and history. Overlooks should have a unique design character, and innovation in structural engineering should be encouraged.





*Queensway Bay - Long Beach, California*



*Waterfront Seating - Split, Croatia*



*Waterfront Promenade - Oslo, Norway*



*Marina Bay Sands Waterfront Promenade, Singapore*



*Paver Transition*



*Terraced Sea Wall "Sea Organ" - Zadar, Croatia*





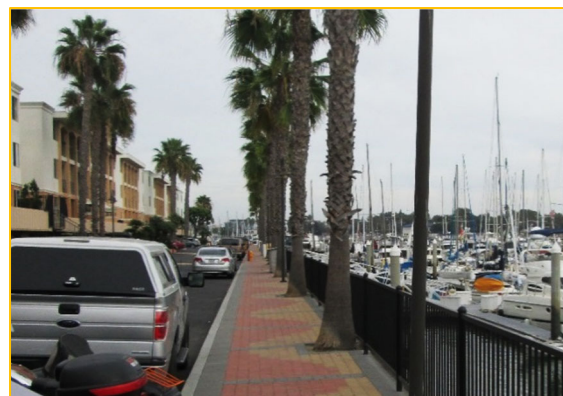
*Waterfront Promenade - Oslo, Norway*



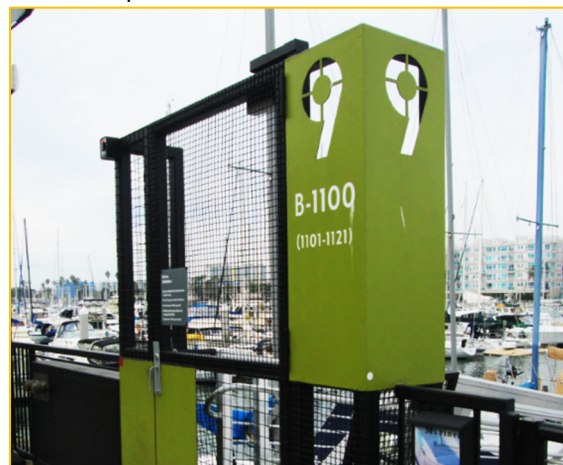
*Paving Design*



*Waterfront Walkway - Paprocany Lake, Poland*



*Palm trees planted too close to the seawall*



*Dock Gate, Marina del Rey*



*Promenade Wayfinding Signage, Marina del Rey*

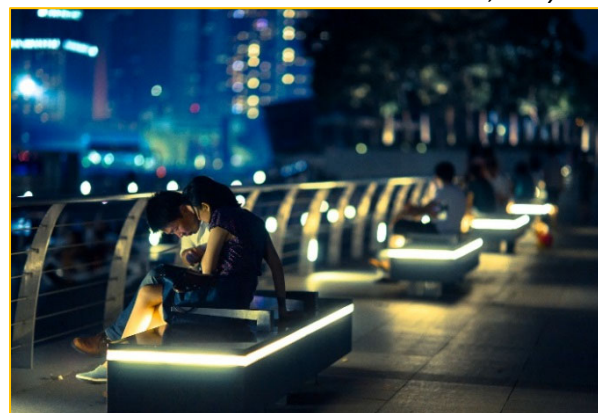




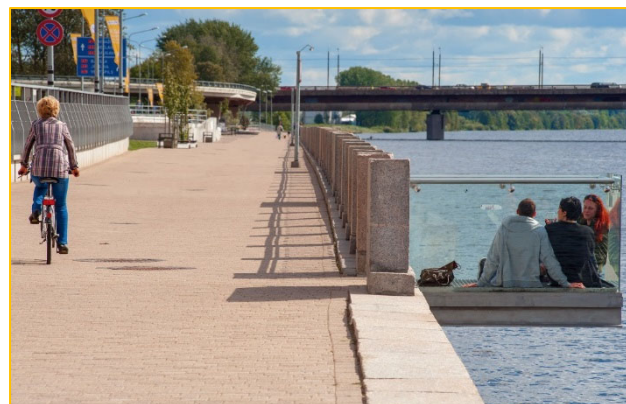
*Contemporary Bollard Lighting*



*Tide Point - Baltimore, Maryland*



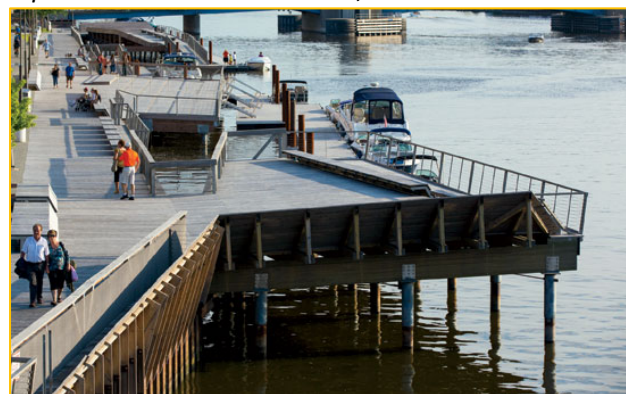
*Marina Bay Waterfront Promenade - Singapore*



*Daugava Waterfront Promenade - Rīga, Latvia*

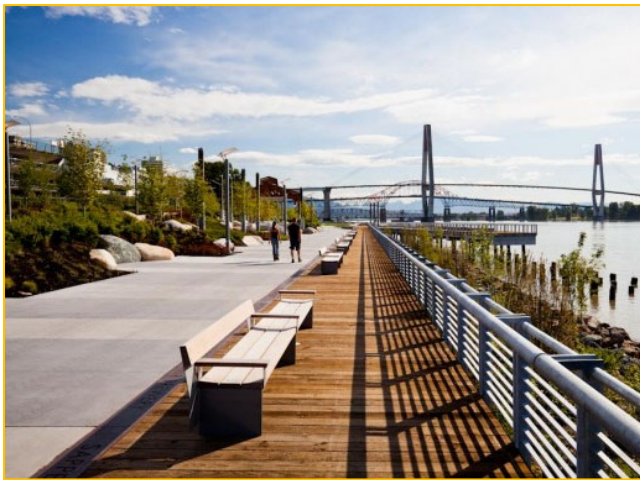


*Esplanade Boardwalk - Cairns, Australia*

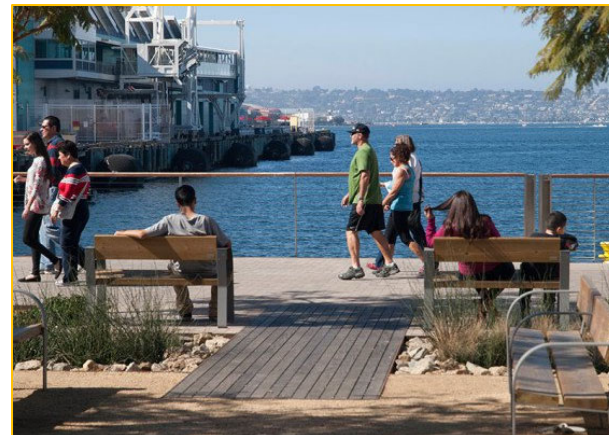


*The City Deck - Green Bay, Wisconsin*





*Westminster Pier Park, British Columbia*



*North Embarcadero Waterfront Park, San Diego*

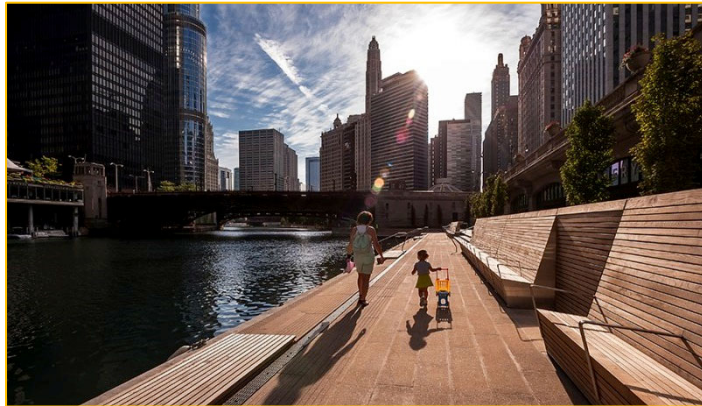


*Tom McCall Waterfront Park, Portland*





Marina Plaza, Chicago



ADA Accessible Seating - Marina Plaza, Chicago



The Cove, Chicago



Marina del Rey WaterBus



Water Bus Landing, Cardiff, United Kingdom

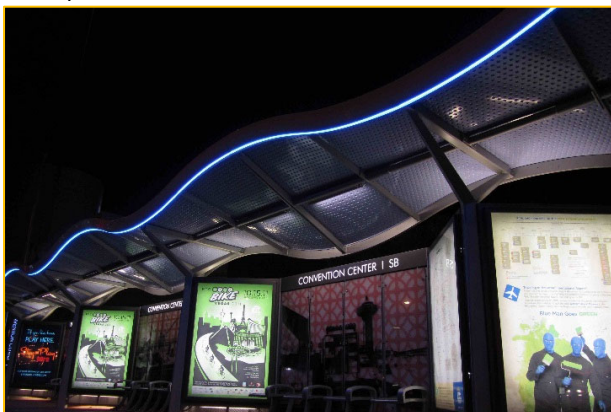


Metro Station Landmark, Los Angeles

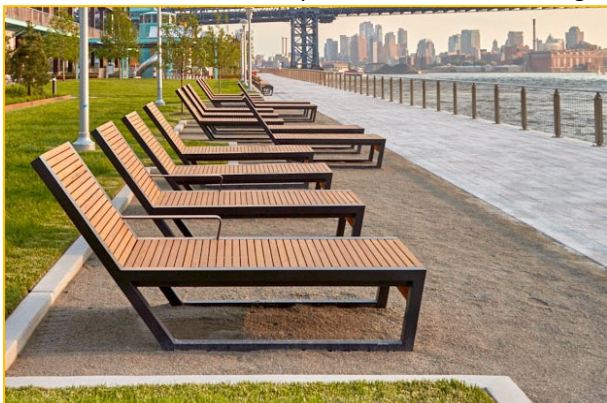




*Kelp Forest Shade Structures - Auckland, New Zealand*



*Bus Stop Shade Structure, Las Vegas*



*~~Zhongshan Shipyard Park, China~~ Domino Park - Brooklyn, New York*



*Tide Point Promenade - Baltimore, Maryland*



*Public Art - Blackpool Promenade, United Kingdom*



*Embarcadero Public Promenade, San Francisco*



## v. SITE

Successful waterfront communities consist of buildings and spaces that reflect a strong relationship to the water in their design. They emphasize public spaces fronting the water, public access to the waterfront, and views to the water from roads and walkways.

These guidelines apply to the following site categories:

- A. Commercial
- B. Residential
- C. Public



*Playa Jefferson, Playa Vista*

## COMMUNITY-WIDE GUIDELINES

*These design guidelines apply to all site types in Marina del Rey, unless delineated for a specific type of use. For the purpose of these guidelines, "Commercial" refers to all non-residential, non-public uses.*

- R** Residential Only
- C** Commercial Only
- P** Public Only

### GENERAL SITE DESIGN

~~DG.73~~**DG.75** Separate building masses with open spaces, view corridors, and pedestrian paths and plazas.

~~DG.74~~**DG.76** Orient buildings toward the street and waterfront. Main entries to the site and building should be located along the street and/or the waterfront and promenade, rather than a parking lot.

~~DG.75~~**DG.77** Integrate views of boating activities into development, to improve the perception of the Marina as a functioning harbor.

~~DG.76~~**DG.78** Ensure sensitivity of existing and future development to the physical and visual relationship to the waterfront.

~~DG.77~~**DG.79** Where commercial buildings front the waterfront, orient retail, restaurant, and other commercial establishments toward the public promenade in addition to the street. Commercial areas adjacent to promenades should include destinations on the water such as shopping and outdoor dining, waterfront plazas, and overlooks. **C**

~~DG.78~~**DG.80** Where residential buildings front the waterfront, provide direct access from such buildings to the public promenade; such access points should incorporate a dominant entry design. **R**

~~DG.79~~**DG.81** Introduce a greater mix of compatible uses, particularly near the waterfront, to create a better sense of place.

~~DG.80~~**DG.82** Detached structures, such as trellises, gazebos, and awnings, should blend and integrate into the overall project design and character.

~~DG.81~~**DG.83** Provide a distinction between public and private spaces along the street by using subtle design features such as raised entry walkways and decks, low walls or fences, hedge type landscaping or path connections from the street.

**R**

~~DG.82~~**DG.84** Encourage LEED ~~Silver~~**Gold** or equivalent for buildings over 10,000 square feet. **S**

~~DG.83~~**DG.85** Orient building footprints and masses to allow for internal daylight penetration, optimization of natural breezes for cooling and passive winter heating systems. **S**

~~DG.84~~**DG.86** Develop design strategies to maximize energy efficiency, water capture, and re-use. **S**

~~DG.85~~**DG.87** Utilize rainwater and other non-potable water sources in buildings and landscapes. **S**

### COURTYARDS AND PLAZAS

~~DG.86~~**DG.88** Provide plazas or courtyards in or adjacent to setback areas, open spaces, streetscapes and waterfronts to integrate the project into the community. These areas should be flanked by buildings or structures to create a defined space.



~~DG.87~~DG.89 Provide a combination of special design features such as arcades, trellis, awnings, landscape planters, outdoor seating, water features, lighting, public art, shade trees or special paving materials and patterns.

~~DG.88~~DG.90 Size the courtyard or plaza to relate to the scale and character of the project and its surroundings.

~~DG.89~~DG.91 Consider bringing in attractions, performing arts pavilions, and other unique facilities that can be a catalyst for restaurant, retail, and other visitor services.

## BOATER AMENITIES

~~DG.90~~DG.92 Provide high quality boater-dedicated facilities.

~~DG.91~~DG.93 Provide short-term visitor/dinghy docks at visitor- and civic locations such as restaurants, shops, and the library. **C** **P**

~~DG.92~~DG.94 Enhance non-motorized boating infrastructure such as parking, restrooms, rinse areas, and storage. **P**

~~DG.93~~DG.95 Provide convenient parking and access for boaters and their trailers. Encourage boater access areas that are separate from those for general harbor visitors.

## PEDESTRIAN AMENITIES

~~DG.94~~DG.96 Provide visible and fully accessible, ground level, ADA-compliant pedestrian connections from the public street and parking facilities to the public promenade.

~~DG.95~~DG.97 Provide public gathering spaces to offer overlook opportunities to both the interior and exterior of the development.

~~DG.96~~DG.98 Encourage ground floor uses such as outdoor dining to promote pedestrian activity adjacent to walkways and the public promenade. **C**

~~DG.97~~DG.99 Design recreation and play areas within residential developments. **R**

## BICYCLE AMENITIES

~~DG.98~~DG.100 Provide bicycle racks at convenient locations on site. Design bicycle racks to be simple and attractive, matching the style of other furnishing on-site. Encourage designs that incorporate nautical or natural elements or community identity. Bicycle racks should be made of durable and weather resistant materials.

DG.101 Provide bicycle storage lockers to encourage alternative transportation modes. **P**

~~DG.99~~DG.102 [Provide bicycle repair stations to encourage alternative transportation modes, especially near mobility hubs and bicycle paths. \[Public\]](#)

~~DG.100~~DG.103 Encourage bike share facilities from neighboring communities. Locate bike share and rental facilities within 1/4 mile of bike paths, public amenities, public parking lots, bus stops, and Mobility Hubs.

## MOBILITY

~~DG.101~~DG.104 Develop multi-modal Mobility Hubs that would co-locate vehicular, transit, bicycle, and pedestrian facilities at strategic locations throughout the Marina, serving each activity district (see map). Introduce at least one mobility hub in each Activity District. **IA**

~~DG.102~~DG.105 Develop Park-Once districts around the mobility hubs to consolidate parking and allow people to quickly enter

the Marina, park, and navigate the Marina without the use of cars. “Park Once” districts include the areas around Marina Beach, the Lloyd Taber-Marina del Rey Library, Burton Chace Park/Waterside Shopping Center, and Fisherman’s Village. **IA**

~~DG.103~~**DG.106** Enhance bicycle and pedestrian paths and the overall walkability of the Marina. Enhance pedestrian connections between the public promenade, adjacent properties, parks, parking facilities, transit, bicycle routes, waterbus landings, and Mobility Hubs.

## PARKING FACILITIES

~~DG.104~~**DG.107** Locate parking areas away from the water’s edge. Discourage at-grade parking that is visible from the waterfront and promenade. Use landscaping or other decorative elements to screen first level parking stalls and ground-level openings and entrances.

~~DG.105~~**DG.108** Separate parking areas from buildings with walkways, plazas and landscaping.

~~DG.106~~**DG.109** Soften the appearance of parking facilities by buffering the street and promenade edge of parking lots with landscaping, berms or other screening materials.

~~DG.107~~**DG.110** Encourage joint-use parking facilities.

~~DG.108~~**DG.111** Allow the use of large parking lots for special events or festivals. **C P**

~~DG.109~~**DG.112** Provide canopy trees and solar arrays in parking facilities to provide shade, reduce heat island effect, and offset the energy demand of the parking facility. Locate trees and shade structures to minimize the obstruction of views to the Marina. **S**

~~DG.110~~**DG.113** Clearly identify parking for visitor, residents, and service vehicles. **R**

~~DG.111~~**DG.114** Parking structures should integrate architecturally with the surrounding buildings and feature interesting design. Wrap the ground floor of parking structures with active and commercial uses along the building frontage (i.e. building entrances, storefronts, outdoor cafes, etc.)

~~DG.112~~**DG.115** Parking facilities should include posted public information, including maps and other wayfinding signs and resources.

~~DG.113~~**DG.116** Enhance the pavement in surface parking with special accent paving to delineate pedestrian walkways.

~~DG.114~~**DG.117** Incorporate pervious pavers in surface parking lots. At surface parking lots that are located along the waterfront, incorporate water quality enhancement BMPs to treat runoff. **S**

~~DG.115~~**DG.118** Provide loading zones for moving vans for residents. **R**

## FURNISHINGS

~~DG.116~~**DG.119** Provide drinking fountains [and water bottle refill stations](#), shade structures, and seating opportunities for resting and gathering, such as benches, seat walls, and stairs.

~~DG.117~~**DG.120** Furnishings should be sited so as not to obstruct ADA access.

~~DG.118~~**DG.121** Furnishings should be contemporary in design, and complement the surrounding architecture, fencing, railing, and light fixtures.

~~DG.119~~DG.122 All waste receptacles should be covered and designed to resist scavenging animals. **CM**

## WATER FEATURES

~~DG.120~~DG.123 Water features should be designed for minimal water use, and should utilize reclaimed water when possible. Design water features to be attractive even when water is not used. **S**

## PUBLIC ART

~~DG.121~~DG.124 Provide unique art pieces in open spaces and plazas to create points of interest.

## FENCING

~~DG.122~~DG.125 Design walls and fences that are compatible with on-site and surrounding architecture.

~~DG.123~~DG.126 Use transparent walls or open fencing adjacent to street frontages, promenades, open spaces, and waterfront areas.

~~DG.124~~DG.127 Incorporate pedestrian-scaled low height (e.g. 42" maximum) decorative walls and fencing to distinguish boundaries between public and private spaces.

~~DG.125~~DG.128 Use screens that mix structural materials with plantings to achieve a "green screen" effect.

## PAVING

~~DG.126~~DG.129 Provide visually stimulating paving treatments that are unique from the streetscape. Paving treatments should incorporate colors, materials, patterns, and textures that complement site architecture.

~~DG.127~~DG.130 Design paving treatments that lead pedestrians to building entryways, announce entrances, and define spaces.

~~DG.128~~DG.131 Use durable, high quality pavers or stamped concrete. Avoid plain concrete or asphalt paving. Colored concrete should be integrally colored.

~~DG.129~~DG.132 Use light-colored paving to counteract the urban heat island effect. **S**

~~DG.130~~DG.133 Use pervious paving materials. **S**

~~DG.131~~DG.134 Use paving treatments that are smooth and continuous for ADA access.

## LANDSCAPING

~~DG.132~~DG.135 Plant trees or shrubs along building walls that are adjacent to streets to enhance and frame special architectural structures or soften long wall facades. Where space is limited incorporate vine plantings.

~~DG.133~~DG.136 Use a hierarchy of plantings with large canopy trees abutting the plazas and walkways and smaller scale trees and shrubs helping frame the pedestrian sidewalks and plazas.

~~DG.134~~DG.137 Provide enhanced garden treatments and accent paving at arrival courts and entryways to create an attractive "front door" welcome.

~~DG.135~~DG.138 Use planters, monuments, or bollards as edge treatments to define pedestrian-only areas.

~~DG.136~~DG.139 Provide landscaping that creates visual interest with a variety of colors, leaf size, height, and texture.



~~DG.137~~DG.140 Use non-invasive, drought-tolerant plant species [that are also coastal and/or salt tolerant](#). Encourage the use of native plant species. Require the inclusion of native species in areas adjacent to the Ballona Wetlands, Oxford Basin, and the Wetland Park. **S**

~~DG.138~~DG.141 Use plant materials that reflect the unique character of Marina del Rey as a Mediterranean sub-tropical marine environment and its proximity to the Ballona Wetlands.

~~DG.139~~DG.142 Provide water efficient landscape irrigation and mulching systems to reduce water use. **S**

~~DG.140~~DG.143 Provide landscaping with adequate ground cover or mulch to protect the soil. **S**

~~DG.141~~DG.144 Design landscapes to absorb run-off from adjacent impervious areas. **S**

~~DG.142~~DG.145 Minimize use or eliminate high-maintenance turf and hedges. **S**

~~DG.143~~DG.146 Adequate soils testing and recommendations from a soil lab are recommended to enhance sustainable landscape and site design. **S**

~~DG.144~~DG.147 In public landscape areas, choose landscape materials that are low maintenance and sustainable with high longevity. Minimize use of annual and perennial plants that require frequent replacement (10-15 year life span for shrubs and ground cover is recommended). **P**

~~DG.145~~DG.148 Utilize landscaping to screen visually obtrusive elements such as utilities, parking lots, fencing, etc.

~~DG.146~~DG.149 Landscaping should be placed and maintained so as not to obstruct traffic sight-distance.

~~DG.147~~DG.150 Design landscaping to integrate with adjacent leasehold plantings.

~~DG.148~~DG.151 Whenever possible, retain and preserve existing mature trees of appropriate species that are in healthy condition.

~~DG.149~~DG.152 Trees and landscaping should be placed and maintained so as not to obstruct views of the water. Trees can be used to frame view corridors. Choose tree species appropriate in size and shape that can be pruned and maintained to maximize views to the water. Avoid planting trees that would require topping to maintain views.

~~DG.150~~DG.153 Use canopy trees to provide shade for walkways and parking lots.

~~DG.151~~DG.154 Provide root barriers wherever necessary to avoid damage to adjacent pavement, [seawalls](#), site features, or structures. Install root barriers if a tree trunk is closer than 5 feet to the adjacent hardscape pavement (e.g. roadway, concrete sidewalk, etc.)

DG.155 If planter pots are proposed, provide a low maintenance automatic irrigation system.

~~DG.152~~DG.156 [Trees should be replaced in accordance with the Marina del Rey Local Coastal Program.](#)

## LIGHTING

~~DG.153~~DG.157 Provide well-lit pedestrian walkways, promenades, and bicycle paths, to enhance pedestrian and cyclist safety.

~~DG.154~~DG.158 Use light fixtures that are architecturally compatible and express the unique character of the project.

~~DG.155~~DG.159 Use a combination of light poles, illuminated bollards, lighting integrated into steps, posts, railing, and furniture, and recessed foot lights along travel paths.

~~DG.156~~DG.160 Provide pedestrian scaled lighting such as light poles (12'-16' high) and illuminated bollards along sidewalks and multi-use paths.

~~DG.157~~DG.161 Provide focused accent lighting to emphasize architectural features, signage, and landscaping during hours approved by DCB.

DG.162 Light fixtures should be simple and contemporary in design, as opposed to highly stylized, vintage, or period designs

DG.163 Light fixtures should protect against night sky light pollution, control glare, and prevent light spill onto neighboring properties. Where visible from water areas, light sources shall be shielded to protect sea life, and to prevent any glare constituting a hazard to navigation. **S**

## SIGNAGE

~~DG.158~~DG.164 Marina del Rey signs should have a contemporary modern design aesthetic that conveys a positive first impression to visitors about the quality and character of the Marina del Rey community. *All signs need to conform to the Revised Permanent Marina del Rey Sign Controls & Regulations (Sign Controls) of the LCP.*

~~DG.159~~DG.165 Freestanding business identification monument signs should use similar materials and finishes ~~as~~, and should reflect the design and architectural style of the existing development on-site.

~~DG.160~~DG.166 Freestanding business identification signs should not be mounted to posts or poles.

~~DG.161~~DG.167 For vehicular signs, typography and symbols should be highly legible and have enough contrast to be read from an appropriate distance when moving.

~~DG.162~~DG.168 Interpretive signs should be located in public areas where there are natural, cultural, recreational, and sustainable design stories of Marina del Rey. Interpretive elements should include interpretive graphics integrated within freestanding kiosks, freestanding interpretive graphics, information signage, and wall-mounted panels.

## INTERPRETIVE ELEMENTS

~~DG.163~~DG.169 Develop a Marina-wide Interpretive Signage and Elements Master Plan which clearly defines primary interpretive themes, topics, exhibit titles, exhibit outcomes, exhibit messages, interpretive techniques and a location plan. **IA**

~~DG.164~~DG.170 Interpretive signage should be consistent in look and feel to the Marina-wide wayfinding signage.

~~DG.165~~DG.171 Provide a variety of ADA-compliant freestanding kiosks with interpretive graphics and wall mounted graphics.

~~DG.166~~DG.172 Provide interactive or hands-on exhibits that promote science literacy.

~~DG.167~~DG.173 Use wind, water, or sun activated sculptural elements to highlight natural elements.

~~DG.168~~DG.174 Incorporate poems, lyrics, quotes, and emblematic words discretely in paving using embedded metal letters, metal plaques, etching or sandblasting.

~~DG.169~~DG.175 Use patterns, symbols, or sculptures into each fountain that connect with local natural, cultural, or maritime history.

~~DG.170~~DG.176 Incorporate emblematic words, symbols, or shapes into the roof of shade structures and trellises that during sunny days, cast a variety of messages, shadows, and silhouettes on the paving surface.

DG.177 Highlight sustainable landscaping techniques and principles through a combination of freestanding interpretive graphics and low-profile plant identification signs or plaques. **S**

~~DG.171~~DG.178 Highlight topics relevant to the Marina such as history, wildlife, water quality, etc.

## MATERIALS

~~DG.172~~—.

DG.179 Use durable, low maintenance, non-corrosive materials that can withstand the marine environment such as anodized aluminum or stainless steel

## SERVICE AREAS AND UTILITIES

~~DG.173~~DG.180 Design trash enclosures to be compatible with the building architecture. Trash enclosures should be covered, either by providing an overhead trellis or roof to screen trash containers from views and scavenging wildlife. Trash enclosures should be designed to prevent spillage or leakage into the harbor waters (e.g. berms). **CM**

~~DG.174~~DG.181 Discourage service areas or utilities visible from the waterfront and promenade.

~~DG.175~~DG.182 Locate service areas away from adjacent residential uses to minimize noise. **C P**

~~DG.176~~DG.183 Screen all loading and outdoor storage areas from adjacent public streets and properties with fencing and walls or landscape materials that are compatible with the overall architectural and landscape design.

~~DG.177~~DG.184 Ensure height of walls are sufficient to screen items stored within.

~~DG.178~~DG.185 Screen service areas and secured or restricted access locations.

~~DG.179~~DG.186 Provide signage for all loading and service areas that is clearly visible by service personnel.

~~DG.180~~DG.187 All enclosures and trellises should be constructed of ~~high-quality~~high-quality materials (concrete, masonry, steel, etc.) and be aesthetically compatible with the project. **C P**

~~DG.181~~DG.188 Encourage the installation of utilities underground.

~~DG.182~~DG.189 Locate satellite dishes or wireless telecommunication facilities in unobtrusive locations and/or surrounded by walls to minimize their visual impact.

~~DG.183~~DG.190 Screen and buffer antennas and on-site transformers from any public street views.

## MECHANICAL

~~DG.184~~DG.191 Mount electrical equipment on the interior of a building shielded from public view, wherever practical.

~~DG.185~~DG.192 Locate mechanical equipment in areas not directly visible from the street or promenade.



~~DG.186~~DG.193 Treat mechanical equipment as a unique design feature using quality materials or blending with the architecture.

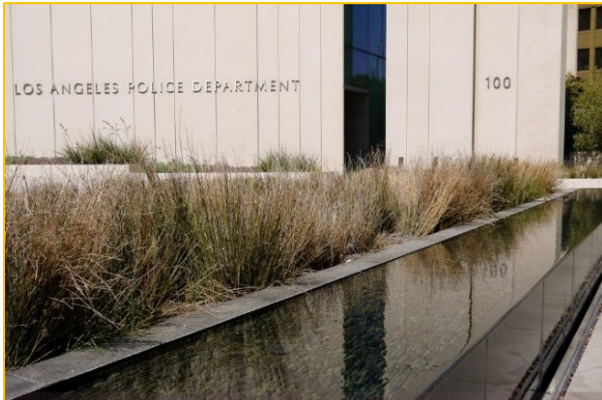
~~DG.187~~DG.194 Locate and enclose roof top mechanical equipment away from residential uses to minimize noise. C P



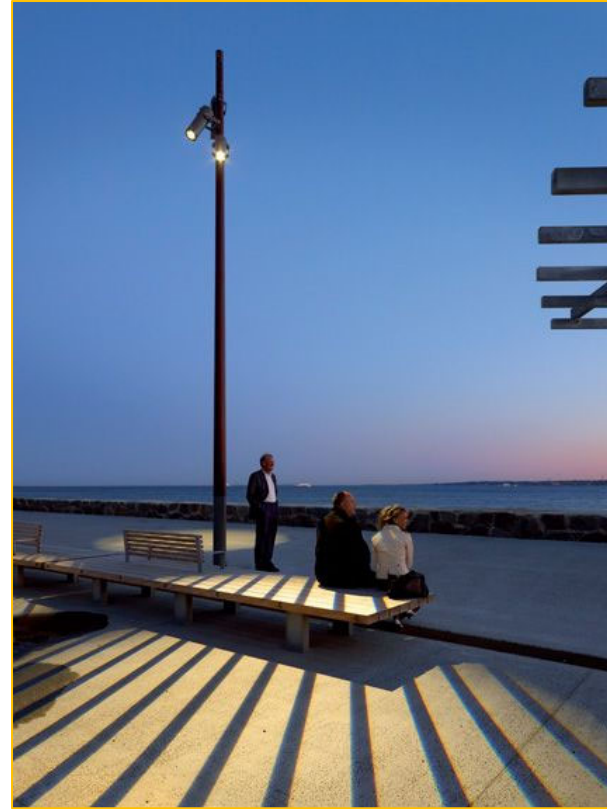
*Water Street Plaza, New York City*



*The Reserve, Playa Vista*



*Water-efficient fountain, Los Angeles*

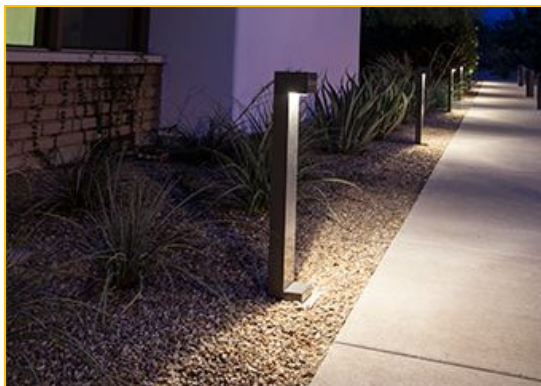


*Architecturally Compatible Lighting Helsingborg Waterfront, Sweden*



*Drought-tolerant Landscaping*

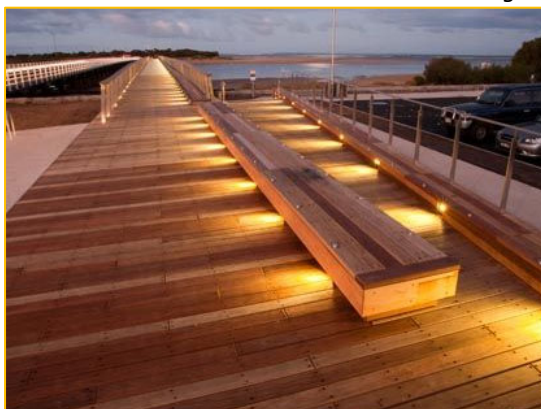




*Pedestrian-oriented bollard lights*



*Pedestrian-scale Lighting*



*Recessed Lighting - Barwon Heads Bridge, Victoria, Australia*



*Interpretive Element, Maryland*



*Lighting - Saint-Quentin-en-Yvelines, France*



*Interpretive Signage, Los Angeles*





*Interpretive Signage, Marina del Rey*



*Interpretive Element, Portland*



*Interactive Interpretive Exhibits, LA Zoo*



*Monument Sign, Seattle*



*Monument Sign, Irvine*



*Monument Sign, Irvine*





*Fisherman's Village, Marina del Rey*



*Waterside Shopping Center, Marina del Rey*



*Edge Park - Williamsburg, New York*



*Museumsplatz - Vienna, Austria*

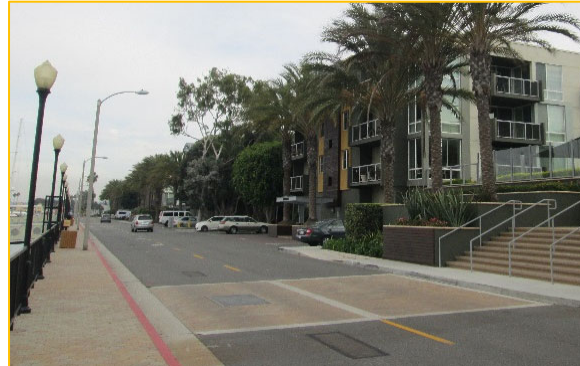


*Hafencity Public Space, Hamburg, Germany*





Entry landscaping, Marina del Rey [\[Image replaced\]](#)



Defined pedestrian access to promenade



Entry Landscaping, Marina del Rey



Permeable Paving



Decorative Screen—[São Paulo, Brazil](#)

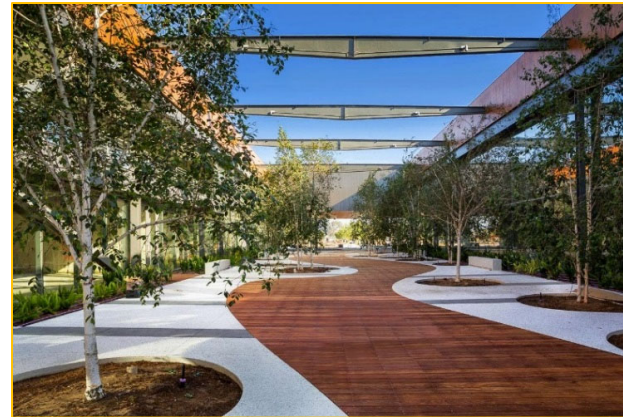


Fire lane landscaping, Marina del Rey [“Green Screen” \[Image replaced\]](#)





*Cleat Seat Benches, New York City*



*The Reserve, Playa Vista*



*Whidbey Island, Washington*



*Screened trash enclosure*



*Santa Monica Bike Share*



*Planter Pots used to soften building edge*





*Bioswale landscaping, Ventura*



*Screened Parking Facilities*



*Parking lot permeable pavers, Marina del Rey*



*Screened Parking Facilities, Santa Monica*



*Solar Canopy, Chicago*



*Secondary containment for planter pots*





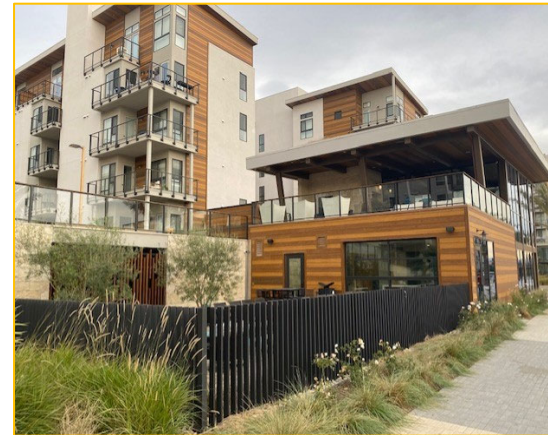
*Fishing line recycling container*



*Trash and Recycling Receptacles*



*Vinyl screened utilities, Marina del Rey \*New Photo*



*Pedestrian height low-scale fencing, Marina del Rey  
\* New Photo*



*Trellis shade structure, Marina del Rey \*New Photo*

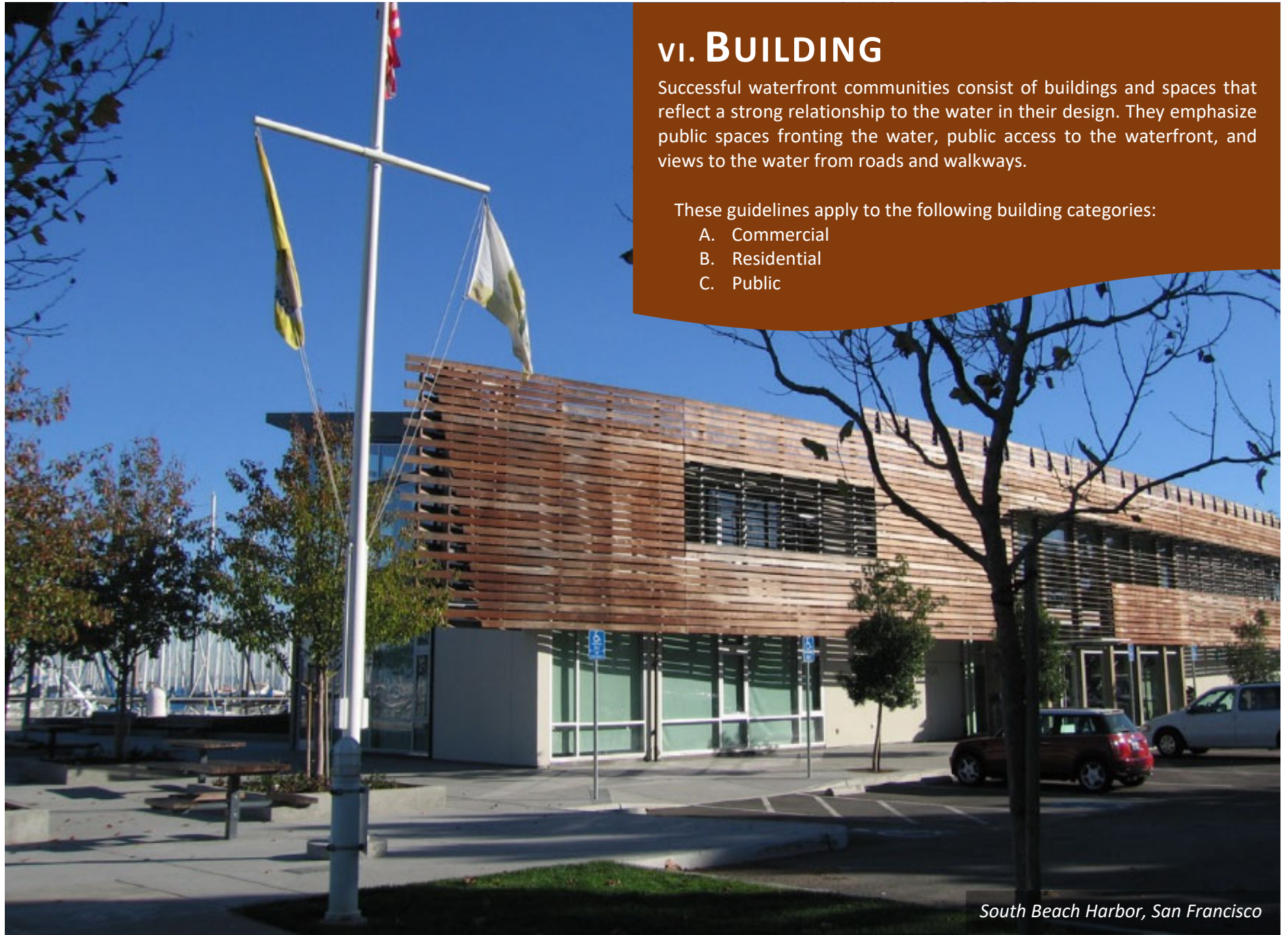


## VI. BUILDING

Successful waterfront communities consist of buildings and spaces that reflect a strong relationship to the water in their design. They emphasize public spaces fronting the water, public access to the waterfront, and views to the water from roads and walkways.

These guidelines apply to the following building categories:

- A. Commercial
- B. Residential
- C. Public



*South Beach Harbor, San Francisco*

## COMMUNITY-WIDE GUIDELINES

*These design guidelines apply to all building types in Marina del Rey, unless delineated for a specific type of use. For the purpose of these guidelines, “Commercial” refers to all non-residential, non-public uses.*

<b>R</b>	Residential Only
<b>C</b>	Commercial Only
<b>P</b>	Public Only

### GENERAL BUILDING CHARACTER

~~DG.188~~DG.195 Encourage creative, high quality architecture that elicits strong visual interest, especially for buildings that are visible from the water or street.

~~DG.189~~DG.196 Design waterfront uses with a style that is appropriate for the use and incorporates visual and/or physical connectivity with the harbor. Avoid the use of thematic architecture and architectural elements in the design of structures and other project components.

~~DG.190~~DG.197 Avoid extended lengths of flat, uniform, or blank surfaces by incorporating façade articulation (such as architectural bays), fenestration, pedestrian-scale breaks, varying façade depths, and varied materials, textures, colors, and roof lines into building facades.

DG.198 Building edges should be buffered from parking lots with pedestrian walkways or landscaping.

~~DG.191~~DG.199 Incorporate awnings and canopies onto sides of buildings adjoining pedestrian walkways and at building access points.

~~DG.192~~DG.200 Buildings should step down to the water’s edge and street environment.

~~DG.193~~DG.201 Enhance the visual interest of the project through variations in building forms, shapes, sizes, heights, color, façade treatments, articulation, and materials interplay.

~~DG.194~~DG.202 Use a variety of high quality building materials and façade treatments. Plain stucco or similar plaster material should be avoided.

~~DG.195~~DG.203 Design the façade of multi-story buildings so that they have a distinct ground floor, middle floors, and top floor. Use special architectural elements to help create a sense of identity and attraction, including vertical accents at main entries, unique storefronts, unique lighting fixtures, distinct signage, and a complementary color palette.

~~DG.196~~DG.204 Planes of exterior building walls should vary in depth and/or direction to avoid bulk and monotony, and should relate closely to pedestrian walkways and the promenade.

~~DG.197~~DG.205 Building placement and design shall avoid long, continuous blocking of water views.

~~DG.198~~DG.206 Design building exteriors to provide 360° project appeal.

~~DG.199~~DG.207 Articulate all building exteriors with elements such as set back wall planes, stepbacks and variation in building heights.

~~DG.200~~DG.208 Encourage Adhere to bird-safe building design as described in the LCP. **S**

~~DG.201~~DG.209 Incorporate design focal points at corners of interest.

~~DG.202~~DG.210 Incorporate large amounts of visually transparent materials.

~~DG.203~~DG.211 Encourage creative use of color while also being sensitive to surrounding development.

## GROUND FLOOR

~~DG.204~~DG.212 Create a distinct pedestrian scale ground floor façade, separated from the upper floors by a horizontal cap.

~~DG.205~~DG.213 Utilize high quality, durable materials (e.g. stone, masonry, tile, wood, steel, etc.) and transparent façade treatments along building frontages that pedestrians interact with.

~~DG.206~~DG.214 Design buildings such that the ground floor has a minimum height of 15 feet.

~~DG.207~~DG.215 Encourage the design of narrow retail storefronts with adequate depth to provide space for storage and ~~back~~ office ~~back-office~~ areas. **C**

~~DG.208~~DG.216 Wrap the ground floor façade with active uses, such as building entrances, shop fronts, outdoor cafes, and windows providing unobstructed views in and out of the building.

~~DG.209~~DG.217 Create pedestrian-scaled elements and interest at the street level.

~~DG.210~~DG.218 Articulate building facades, particularly on the ground floor, at intervals of no greater than 25 feet. Accent ground floor facades with a combination of wall or window projections, doorway recesses, columns, awnings, planter boxes, trellises, bay windows, columns, and distinct ground floor materials.

~~DG.211~~DG.219 Create variety in the building form in order to provide plazas and gathering opportunities.

~~DG.212~~DG.220 Create variations on façade treatments by using a combination of different colors for different tenants, distinct window shading devices and different wall materials at key entries or special activity areas. **C**

~~DG.213~~DG.221 Provide the ground floor units of large apartment buildings with individual street entrances.

~~DG.214~~DG.222 Design rear walls of a building with a variety of treatments that echo the main façade treatments.

~~DG.215~~DG.223 Locate and accentuate main entries to the street. Primary entrances to building should be visually prominent and located at either the ground level or elevated. Discourage the use of building entrances that are below street level.

~~DG.216~~DG.224 Distinguish the character of ground floor uses from upper floor uses with different window arrays, styles, and wall materials.

~~DG.217~~DG.225 Visibly recess or project window and door openings.

## UPPER FLOORS

~~DG.218~~DG.226 Delineate the upper floors from the top floor by incorporating a distinct horizontal cap.



~~DG.219~~[DG.227](#) Incorporate special treatments to second story wall projections (whether for occupancy or not) with a combination of recessed windows, arches, metal work, tile design, balconies, or shade devices.

~~DG.220~~[DG.228](#) Emphasize vertical planes or horizontal planes of the building with different materials or colors.

~~DG.221~~[DG.229](#) Orient buildings, balconies and decks to maximize views while preserving adjacent privacy. **R**

~~DG.222~~[DG.230](#) Provide viewing opportunities of green roofs for visual interest. **P**

## ROOFS

~~DG.223~~[DG.231](#) Articulate the roof line on buildings to contribute to an interesting skyline. Vary roof forms or overhang treatments at key areas (e.g., parapet walls with cornices and roof pitches).

~~DG.224~~[DG.232](#) Encourage the installation of solar panels to power to the uses of the building. **S**

[DG.233](#) Incorporate “cool” or green roofs and water harvesting strategies in building design. **S**

~~DG.225~~[DG.234](#) ~~Encourage the creation of interactive~~ [Activate rooftops with view decks, parks, or gardens.](#)

~~DG.226~~[DG.235](#) Camouflage or screen all roof-mounted equipment.

## WINDOWS AND DOORS

~~DG.227~~[DG.236](#) Windows visible from public streets, courtyards, or main garden areas should be detailed as primary windows and should exist on a different plane than the wall plane of

a building (not flush with the wall plane) to create shadow lines and to impart a three-dimensional design feature.

~~DG.228~~[DG.237](#) Treat the upper floor’s exterior walls with a majority of window treatments.

~~DG.229~~[DG.238](#) Size and locate doors and windows to relate to the scale and proportions of the building wall facades.

~~DG.230~~[DG.239](#) Articulate the fenestrations on upper floors with visible recesses, projections, shading devices or balconies.

~~DG.231~~[DG.240](#) Use glass that does not create glare nor is highly reflective.

~~DG.232~~[DG.241](#) Use accent trim, cornices or creative window arrangements.

~~DG.233~~[DG.242](#) Incorporate window design that allows for visual access into the ground floor and lower floors of buildings.

## HEIGHT, MASSING, AND SCALE

~~DG.234~~[DG.243](#) Sculpt a building’s massing or group of massings to reduce the overall bulk and create a variety of textures of shadows, light and materials.

~~DG.235~~[DG.244](#) Avoid large block style buildings. Reduce massing and help transition to adjacent projects by incorporating stepbacks in upper stories.

~~DG.236~~[DG.245](#) Provide transparency into the buildings.

~~DG.237~~[DG.246](#) Reduce scale by providing variation to wall planes, using pop-outs, angle changes, horizontal or vertical changes and unique roof treatments.

~~DG.238~~[DG.247](#) Treat the top of stepbacks with balconies, atriums, roof gardens, or interesting roof textures.

~~DG.239~~[DG.248](#) Provide exterior relief or texture by using a combination of balconies, overhangs, awnings or arcades.

~~DG.240~~[DG.249](#) Design building heights to be consistent with the Marina-wide bowl height design concept, developing taller buildings outside of the loop roads (parkways) and shorter buildings along the waterfront.

~~DG.241~~[DG.250](#) Design building heights to be comparable to existing buildings both adjacent to the project site and in the general vicinity.

~~DG.242~~[DG.251](#) Encourage taller building design in areas with a pattern of existing taller buildings.

~~DG.243~~[DG.252](#) Maintain lower building heights on parcels adjacent to existing or proposed open space, the main channel, recreational areas, and view corridors to preserve the open visual quality of these amenities. Where proposed buildings are adjacent to existing or proposed open space, recreational areas, and view corridors, increased building heights can be considered through the use of a step-back design for floors above the ground floor.

~~DG.244~~[DG.253](#) Maintain lower building heights to preserve coastal visual resources identified in the LCP.

~~DG.245~~[DG.254](#) Design buildings that minimize shadows on adjacent existing or proposed open space, recreational areas, and view corridors.

~~DG.246~~[DG.255](#) Building heights should be human-scale when adjacent to pedestrian walkways.

~~DG.247~~[DG.256](#) Design tall buildings to have a human-scaled 3-story base, a stepped midsection, and a stepped tower.

~~DG.248~~[DG.257](#) Design building masses to protect against a wind tunnel effect, or blocking wind for boaters.

## LIGHTING

~~DG.249~~[DG.258](#) Integrate lighting fixtures into the building's exterior composition.

~~DG.250~~[DG.259](#) Use light fixtures that are true to the architectural style and are of quality materials.

~~DG.251~~[DG.260](#) Use lighting to accentuate main entries and special architectural or landscape features.

*Refer to the Lighting section of the Site chapter on pages [44-45](#).*



*Articulated Building Exterior*



*Turtle Bay Visitor Center and Museum, Redding*



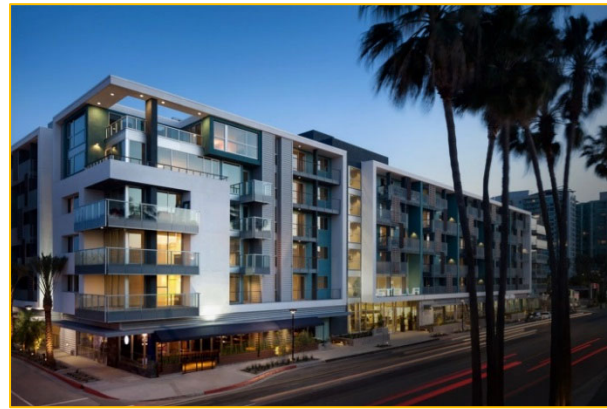
*Columbia River Maritime Museum, Astoria*



*St. Stephen's Episcopal Church - Tiburon, California*



*Runway, Playa Vista*

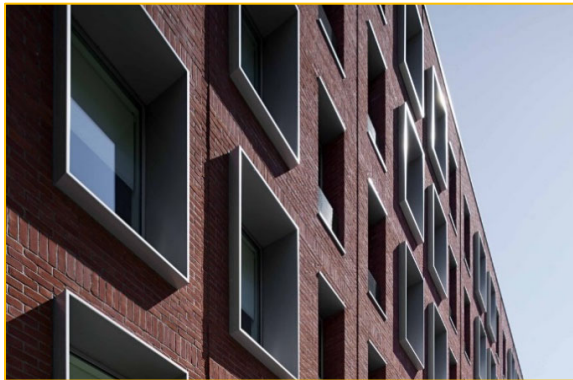


*Stella Apartments, Los Angeles*





*Cinemark, Playa Vista*



*Andalusian Apartments—Melbourne, Australia* [The Hegeman, Brooklyn](#)



*Green roof - Art Center College of Design, Pasadena*



*Exterior relief and texture*



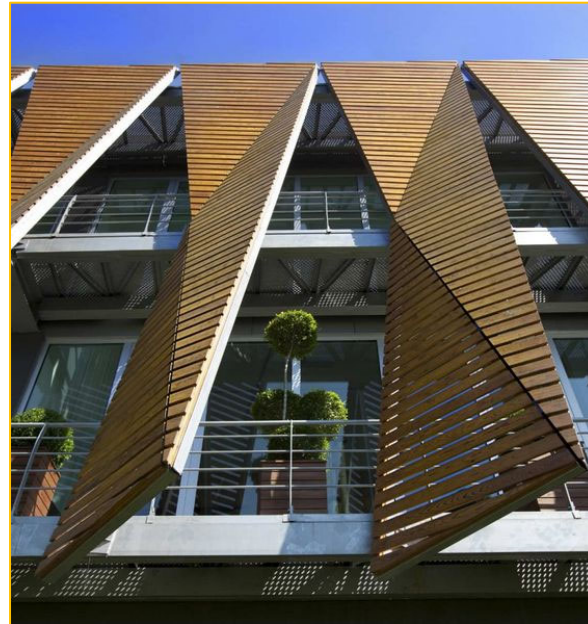
*Integrated lighting in building exterior*



*Doma Lofts, San Diego*



*Individual street entrances, Marina del Rey*



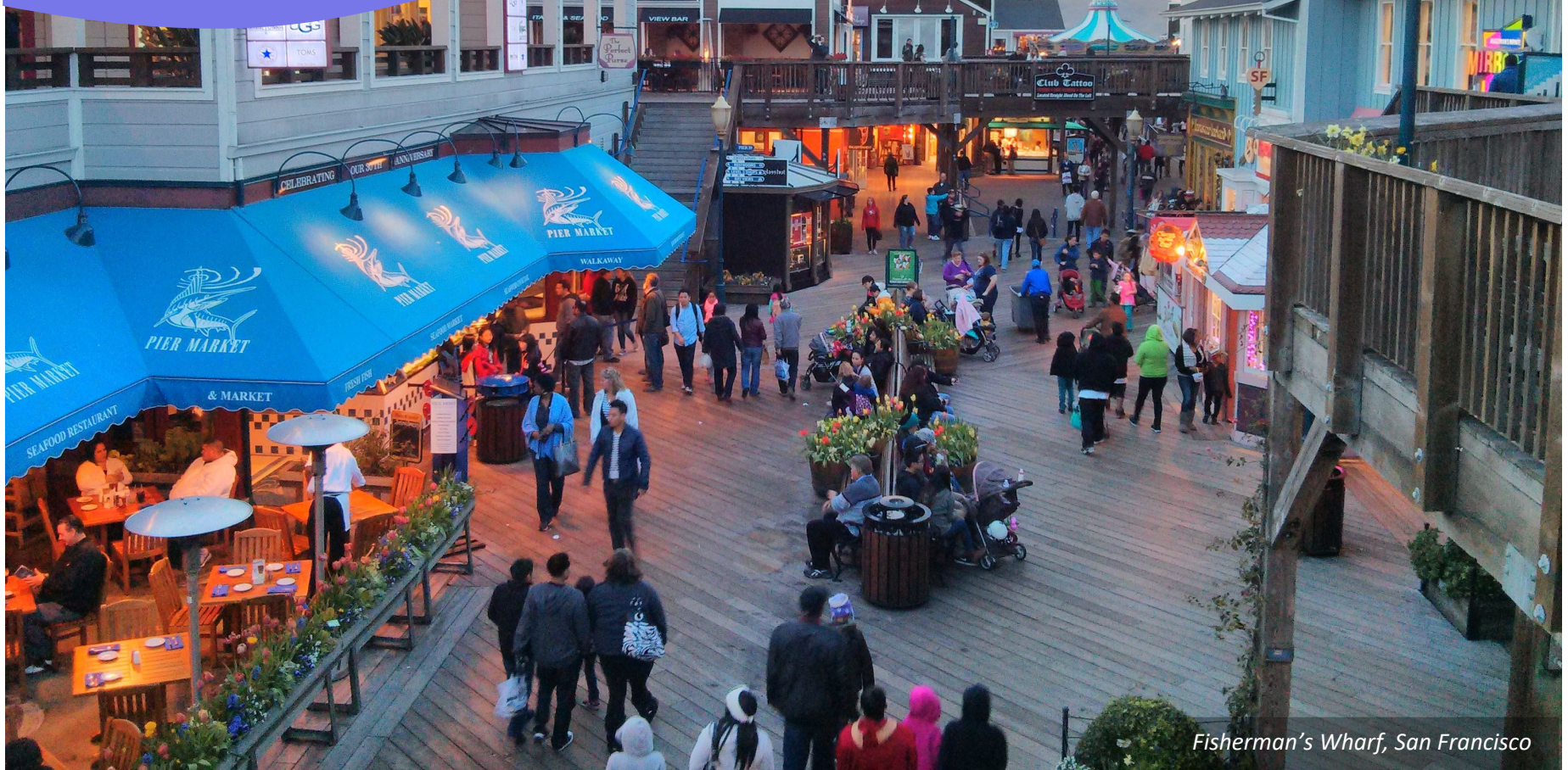
*Timber screen façade treatment –Istanbul, Turkey*



## VII. ACTIVITY DISTRICTS

One of the recommendations of the 2014 Marina del Rey Vision Statement was to create Activity Districts in Marina del Rey. This was based on analysis that identified public gathering spaces as a critical ingredient for enhancing the Marina's future land use scenarios. The following Activity Districts, which are areas with clusters of similar or related uses, are suggested as a means of creating sense of place:

- A. Marina Beach
- B. Visitor's Row
- C. Boater's Way



*Fisherman's Wharf, San Francisco*

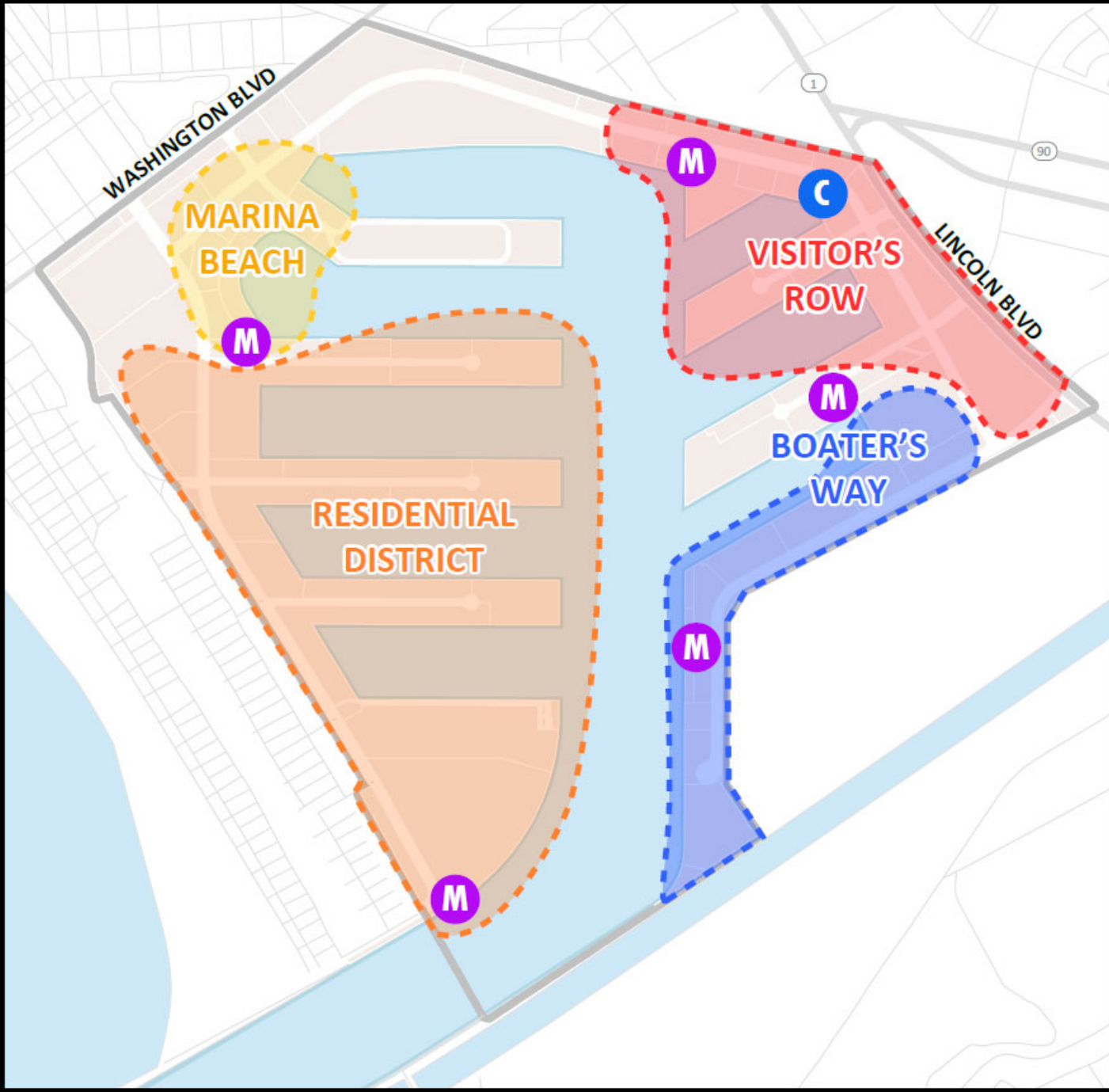


COUNTY OF LOS ANGELES  
**MARINA DEL REY**

**Visioning -  
Activity Districts**

**MAP KEY**

- M** Mobility Hub
- C** Civic Center



## LOCATION-SPECIFIC GUIDELINES

### MARINA BEACH

The general land use and urban design recommendations for this area aim to realize a visitor-serving atmosphere with an emphasis on recreation and non-motorized boating activities.

~~DG.252~~DG.261 Encourage recreational, retail, and restaurant uses for pedestrians, bicyclists, families, non-motorized boaters, visitors, and residents.

~~DG.253~~DG.262 Create a Mobility Hub located in the existing parking areas near Marina Beach.

~~DG.254~~DG.263 Co-mingle boater-related operations, services, storage, and parking, with adjacent commercial and recreational uses as close as possible to Marina Beach.

~~DG.255~~DG.264 Locate low- to mid-rise hotel and/or visitor-serving uses on the parcels facing Marina Beach.

~~DG.256~~DG.265 Provide bistros with outdoor dining, new attractions, unique retail, and new improved pedestrian linkages connecting the Marina Beach promenade to adjacent basin promenades.

~~DG.257~~DG.266 Construct an enhanced gateway near the intersection of Washington Boulevard and Via Marina.

~~DG.258~~DG.267 Develop a boathouse for non-motorized boats near Marina Beach.

### VISITOR'S ROW (ADMIRALTY WAY AREA)

The general land use and urban design ideas for this area aim to realize a more visitor-serving atmosphere with an emphasis on retail, restaurants, entertainment destinations, and civic uses.

~~DG.259~~DG.268 Reconfigure the area from the Fire Station to Mindanao Way into a waterfront-oriented mix of uses with clusters of restaurants with outdoor dining and retail linked together by a new enhanced continuous waterfront promenade. On the waterfront, there would be well-defined view corridors, short-term/visitor docks, and a shared parking facility.

~~DG.260~~DG.269 Develop a new civic center, possibly combined with a mobility hub. The civic center would co-locate harbor administration facilities on one site.

~~DG.261~~DG.270 Construct enhanced gateways near the intersections of Bali, Mindanao, and Fiji Ways with Lincoln Boulevard.

### BOATER'S WAY (FIJI WAY AREA)

The general land use and urban design ideas for this area aim to realize a more boater-serving atmosphere with an emphasis on launching, storage, service/repair, charter boat operations, and parking to support these uses:

~~DG.262~~DG.271 Retain boat servicing, repair, and operations uses.

~~DG.263~~DG.272 Construct a continuous waterfront promenade where possible, taking into account safety considerations, with additional pedestrian linkages to make walking and bicycling more pleasant for visitors and residents.

~~DG.264~~DG.273 Revitalize the existing visitor-serving retail center along the Main Channel by bringing in waterfront-oriented mix of uses and enhancing the center's aesthetics.



## VIII. PARKS

Parks are places of refuge and recreation in urban environments. They offer a variety of spaces that connect people to the land and water and provide social and cultural opportunities. Parks in Marina del Rey should enhance public access to the water and should be easily accessible through pedestrian, bicycle, vehicular, and watercraft routes.

Parks in Marina del Rey should provide active and passive recreational uses. Active uses include volleyball, parcourse, biking, swimming, kite flying, and boating. Passive uses include birding, boat watching, and picnicking.

Parks include:

- A. Burton W. Chace Park
- B. Marina Beach
- C. Yvonne B. Burke Park
- D. Pocket Parks



*Klyde Warren Park, Dallas*






COUNTY OF LOS ANGELES  
**MARINA DEL REY**

**Parks**

**MAP KEY**

 Parks & Open Space

 Marina del Rey Boundary

 Marvin Braude Bike Trail

 Dr. William A. Burke  
Marina Walk Promenade

## COMMUNITY-WIDE GUIDELINES

### BURTON W. CHACE PARK

Burton W. Chace Park is a waterfront park located at the end of Mindanao Way with views of the Main Channel and Basins G and H. The park features a community room, restrooms, picnic pavilions, a winding pedestrian and bicycle path, rolling hills, and viewing and seating opportunities. Many special events are held at the park such as movie nights, festivals, summer concerts, and Fourth of July fireworks.

The park should provide a variety of experiences that relate to the marine environment and encourage recreational boating, walking, picnicking, special events, and educational programs. The visual and physical connection between the park and the Marina should be enhanced by preserving and creating Marina views. The addition of a performance pavilion should also be considered to accommodate the seasonal shows held at the park.

### MARINA BEACH

Marina Beach is a popular family destination with picnic pavilions, tables, barbecue grills, restrooms, showers, a playground, and volleyball courts. The beach should continue to encourage recreation activities and launching areas for non-motorized water-craft.

### YVONNE B. BURKE PARK

Yvonne B. Burke Park is a passive linear park that provides an important place for recreation, bicycle, fitness, and pedestrian travel in Marina del Rey. The park has an existing par course fitness circuit and instructional signage. The park also includes gathering areas with benches, picnic areas and shade structures.

### POCKET PARKS

Edgington Park is located at a prominent gateway location within the Marina at the intersection of Admiralty Way and Via Marina. It should include a dramatic architectural feature or fountain, landscaping, and the Marina del Rey branded signage.

Aubrey E. Austin Jr. Park can be enhanced in the same way as it is a gateway into Marina del Rey. This waterside park should continue to provide flowering canopy trees, shaded seating, landscaping, and interpretive elements. The cantilevered overlooks should be enhanced with paving and railings.

## BOATER AMENITIES

*Refer to the Boating Amenities section of the Site chapter on page 41.*

## BICYCLE AMENITIES

*Refer to the Bicycle Amenities section of the Site chapter on page 41.*

## PAVING

*Refer to the Paving section of the Site chapter on page 43.*

## FURNISHINGS

~~DG.265~~[DG.274](#) Provide trellises with plantings, or other shade structures that are contemporary in design at seating, picnicking, barbeque, and play areas.

~~DG.266~~[DG.275](#) Provide drinking fountains [and water bottle refill stations](#), shade structures, and seating opportunities for resting and gathering, such as benches, seat walls, and stairs.

[DG.276](#) Provide concealed water and power hook-ups for vendors and special events.

~~DG.267~~[DG.277](#) [Provide furnishings that contain durable materials suitable for a marine environment.](#)

## WATER FEATURES

~~DG.268~~DG.278 Design water features that are attractive when water is not in use. **S**

DG.279 Encourage the installation of interactive family-friendly water features that children can play in. Water features should be designed for minimal water use, and should utilize reclaimed water when possible. **S**

~~DG.269~~DG.280 Design and install water features that are water efficient to conserve water usage at the park (e.g. recirculating fountains, shallow splash parks, etc.)

## LANDSCAPING

~~DG.270~~DG.281 Use park landscape to demonstrate sustainable landscaping techniques and principles. **S**

~~DG.271~~DG.282 Limit the use of turf to areas that have active recreational uses or seating and picnic areas. **S**

~~DG.272~~DG.283 Evaluate areas presently landscaped with turf and determine which areas could be converted to low shrub and ground cover plantings to help reduce site water use. **S**

~~DG.273~~DG.284 Evaluate areas where tree canopies can and should be increased in order to provide shade, improve air quality, and reduce the urban heat island effect. **S**

## SIGNAGE

DG.285 Identify the park at key vehicular and pedestrian entry points.

~~DG.274~~ ~~Install signage that explain sustainable characteristics found at the park (e.g. water and energy efficiency features)~~ [Merged with DG #287]

~~DG.275~~DG.286 Embed interpretive elements into site elements such as railings, water features, and planting areas.

DG.287 Create a theme or story for interpretive signage that reveals the park as a learning environment. Interpretive signs should highlight topics such as the cultural and natural resources of Marina del Rey, and the maritime history of Southern California, and sustainable characteristics found at the park (e.g. native or drought tolerant landscaping, water, and energy efficiency features).

DG.288 Where applicable, utilize the Principles of Universal Design for County parks, open space, natural areas, and recreation programs to be usable by all people of different ages and abilities without the need for adaptation or specialized design. (OurCounty Sustainability Plan Action #81) **S**

~~DG.276~~DG.289 Design and renovate parks and park facilities to meet the Sustainable Sites Initiative's gold certification, or equivalent, for sustainable and resilient land development projects. (OurCounty Sustainability Plan Action #83) **S**





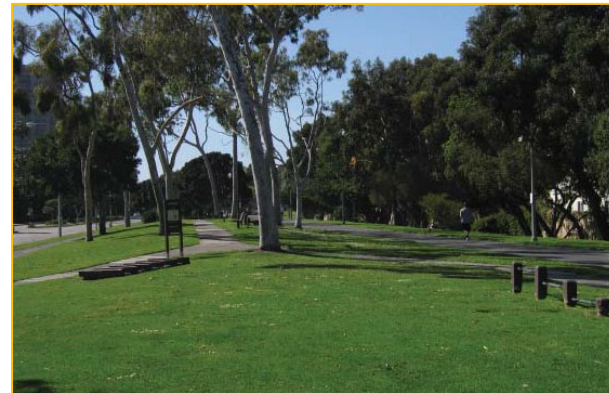
*Burton W. Chace Park*



*Marina Beach ("Mother's Beach")*



*W.A.T.E.R. Program's youth sailing lessons*



*Yvonne B. Burke Park*

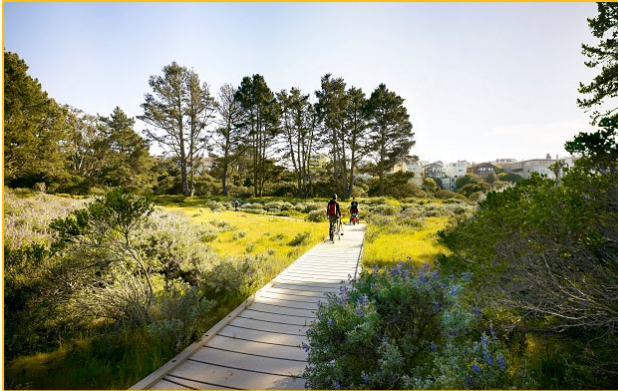


*Marina Movie Nights at the park*



*Aubrey E. Austin Jr. Park*





Lobos Creek Valley, San Francisco



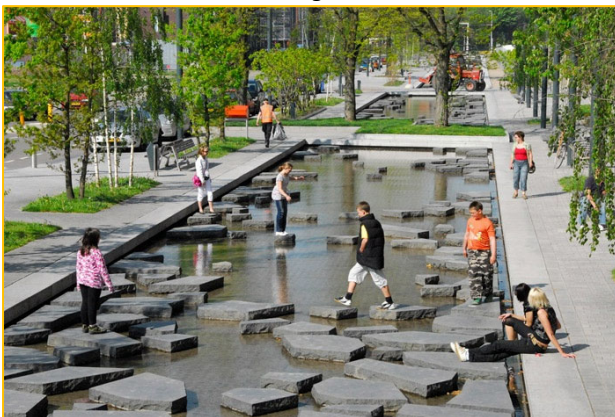
Grand Park, Los Angeles



Qinhuangdao Red Ribbon Park, China



Annenberg Beach House, Santa Monica

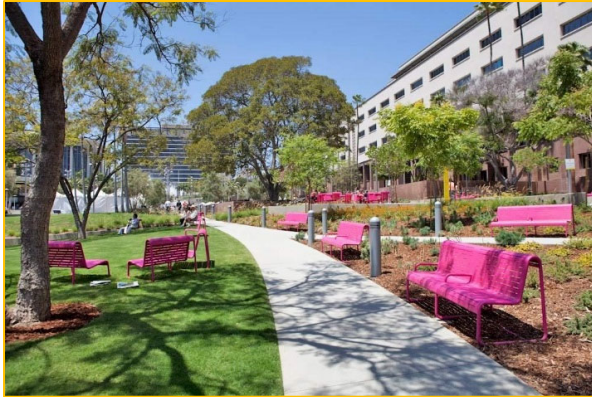


The Brook, Netherlands Interactive Water Features

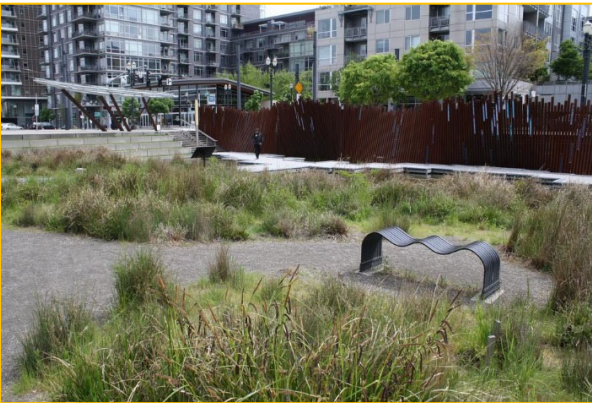


Grand Park, Downtown Los Angeles Waterfront, Sydney





*Grand Park, Los Angeles*



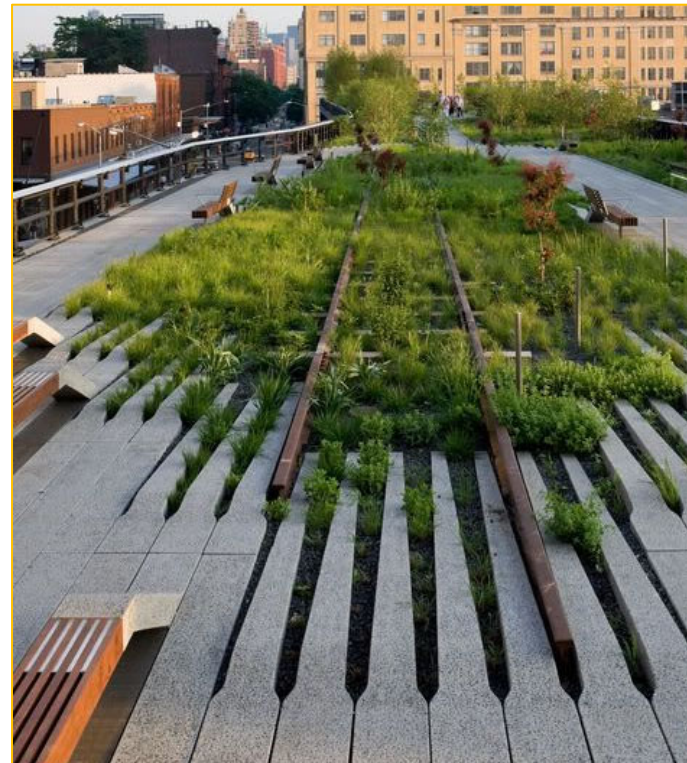
*Tanner Springs Park, Portland*



*Rowing Shell and Canoe Storage, Marina Beach*



*Tongva Park, Santa Monica*

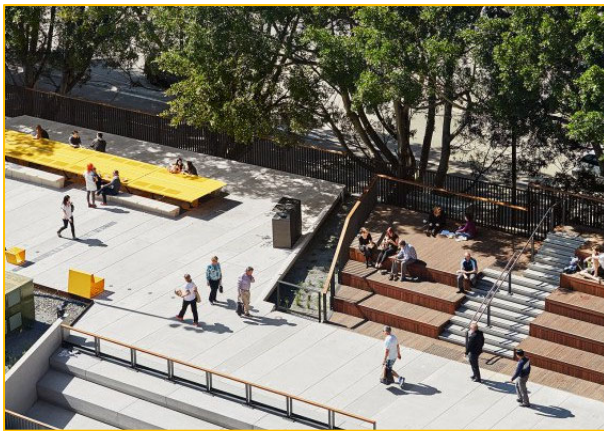
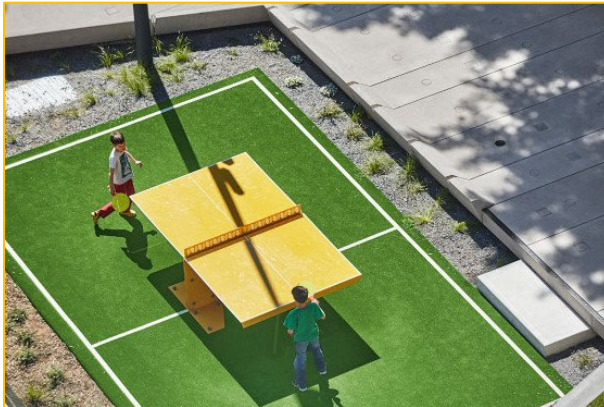


*Highline Park, New York*





*Hyde Park, Sydney*



*The Goods Line—Sydney, Australia*



*Performance Pavilion, Playa Vista*



*Performance Pavilion, New York*



*Performing Pavilion - Lincoln Park Zoo, Chicago*





*Paris-Plages, Paris*



*Paddle House, Redondo Beach*



*Push boats - Luxembourg Gardens, Paris*



*Yoga in the park*



*Drum Circle at Burton Chace Park, Marina del Rey*



## IX. GLOSSARY

**ARCADE** - A covered walk with a line of columns, posts, or arches along one side.

**BERM** - A continuous bank of earth alongside a road, parking area or building.

**BOLLARD** - A low single post, or one of a series, set to prevent motor vehicles from entering an area.

**BULKHEAD** - The seawall dividing dry land areas from water areas, such as in a harbor.

**COMMUNITY MARKERS** - Community Markers assist in orienting people within a community and reinforce its identity. Community markers can be used to identify Marina del Rey through community branding elements such as signage, icons, unique sculptures, or special landscaping. Community markers can also be used to identify districts or other significant features or areas within the Marina.

**CORNICE** - Any molded projection which crowns or finishes the part to which it is affixed.

**CURB EXTENSIONS** - A traffic calming method requiring the narrowing of the roadway and the widening of the sidewalk.

**DCB** - The Design Control Board

**DIMENSIONAL LETTERS** - Freestanding or mounted three-dimensional letters.

**DIRECTIONAL SIGN** - Vehicular, cyclist, boater, and pedestrian-oriented directional signs direct people to destinations such as promenades, restrooms, shops and stores, parking, offices, bicycle paths, entrances, exits, anchorage entrances, bicycle paths etc.

**EDUCATIONAL SIGN** - A sign designed to educate and inform the public about the history, culture, environment, and maritime uses of Marina del Rey.

**FURNISHINGS or STREET FURNITURE** - Objects such as benches, drinking fountains, and trash receptacles placed along a walkway or street to increase pedestrian comfort.

**GATEWAY** - A public path or roadway in an urban environment that serves as an approach or entry point to a community or district, often featuring landmarks, fountain, statues, planting and signs.

**GUEST DOCK** - A transient dock which boaters can temporary tie up to for a limited amount of time.

**HEAT ISLAND EFFECT** - The rising of surface and overall ambient temperature due to dark roofs and paving materials absorbing the sun's rays.

**ICON** - Image or object symbolizing a place.

**IDENTIFICATION SIGN** - Signs that identify places such as offices, restrooms, shops, parking, entrances, exits, anchorage gates, the promenade, etc.

**INFORMATIONAL SIGN** - Informational signs give people more detailed information about the built or natural environment. These signs could provide maps, parking information, rates, hours of operation, listings of services, site or project directories, kiosks, etc.

**INTERPRETIVE ELEMENTS** - Signs, public art installations, and other features that draw attention to the history, ecology, cultural, and uses of Marina del Rey.

**LANDMARK** - Recognizable object serving as a distinguishing element for orientation.

**MASSING** - The organization of the building's overall volume; determines whether the building's scale feels appropriate.

**MEDIANS** - Typically 6-10 feet wide and can be placed either in the center of the road or in the area separating through-lanes from parking areas. Can be raised and filled with landscape elements.

**MID-BLOCK CROSSING OR CROSSWALK** - A crosswalk located in the middle of a block rather than at an intersection. Mid-block crosswalks channelize potential pedestrians from crossing at random locations to concentrate them at a suitable crossing location.

**MOBILITY HUBS** - Hubs where different modes of travel come together at key locations and provide the opportunity for convenient transfers between modes. These hubs would provide the Marina's residents and visitors with convenient mobility options beyond using their personal vehicle. Mobility hubs can be located in or adjacent to a centralized parking facility that serves adjacent uses and provides public parking opportunities, and can include or have nearby co-located WaterBus stops, landside transit stops, bicycle facilities, bicycle parking, bicycle sharing kiosks, pedestrian access, visitor and directional information, and car sharing opportunities.

**MOLE** - A man made peninsula.

**MONUMENT SIGN** - Freestanding signs, detached from buildings, and integrated into the landscape.

**MULTI-USE PATH** - A pathway designed for use by bicycles and pedestrians, sometimes as separated lanes.

**NIGHT SKY LIGHT POLLUTION** - Lighting systems that cast unnecessary light rays into the sky above as to interfere with birds and star gazing

**"PARK ONCE" STRATEGY** - Marina del Rey has a substantial number of public parking lots. Existing lots are rarely full, so there are opportunities to repurpose portions of parking lots to provide Mobility Hubs and additional transportation options. A "Park Once" district with shared parking is recommended in each district to operate district parking more efficiently (both public lots and private off-street facilities), and consolidated parking facilities could eventually serve these districts. Existing public parking capacity would be retained and consolidated into structures when necessary.

**PEDESTRIAN-SCALE** - Elements of the built environment that are comfortable to an average human size and perception.

**PERVIOUS** - Permeable such as the seepage of water through a porous material, such as soil.

**PLANTING STRIPS** - A landscaped area lying between a street curb and a sidewalk.

**PLAZA** - A public square in a city or town usually located near urban buildings and often featuring walkways, plantings, fountains, landmarks, sculptures and places to sit.

**POP-OUT** - The projection of portions of a building surface, such as a façade, to create relief in a building.

**PUBLIC ART** - Public art, or civic art, is an important component of placemaking and building community identity. Artwork in public spaces contributes to local identity and culture while creating unique and special places for people to enjoy.

**OVERLOOK** - Overlooks increase public views and access to water. Overlooks can provide opportunities for passive uses such as boat watching, picnicking or bird watching.

**SENSE OF ARRIVAL** - Announcing a sense of place with the usage of special features such as sculptures or community markers.



**SETBACK** - The minimum distance between a property line and a building, or portion thereof, as required by ordinance or code.

**SIGN** - Any arrangement of letters, numerals, or designs superimposed or painted on, suspended from or incised into a surface and used as an outdoor display or notice, pictorial or otherwise, for the purpose of delineating identity, advertising or for giving instructions and/or directions and/or information.

**SITE DESIGN** - The placement of buildings, parking areas, landscaped areas, and on-site pedestrian and vehicular circulation and access.

**STEPBACK** - The recessing of the upper floor(s) of the building.

**STREETSCAPE** - Refers to the design of a street, including the sidewalks, landscape planting, and character of the adjacent building façade or planted setback.

**SUSTAINABLE** - Refers to the low impacts to natural resources (materials, air quality, water quantity & quality, energy consumption) used in the built environment.

**TOWER** - A building, or portion of building, characterized by its relatively great height.

**WALL PLANES** - Front, side, or back elevations of a building.

**WATER FEATURE** - A fountain, pond, or body of water.

**WATERBUS LANDINGS** - The WaterBus is a ferry service that operates seasonally and has numerous boarding stops, or landings, throughout the harbor.

**WATERFRONT ACCESSWAY** – A pedestrian walkway that connects pedestrians to the public promenades from streets and sidewalks throughout Marina del Rey.

**WIND TUNNEL EFFECT** - The acceleration of wind as it is funneled between tall buildings.

## x. INDEX

### IMPLEMENTATION ACTIONS

- DG.1 Develop a Marina-wide ~~gateway-placemaking~~ plan that includes vehicular, boating, pedestrian, and bicycling gateways ~~and community markers~~.
- ~~DG.6 — Develop a Marina-wide marker plan.~~
- DG.89 Develop a comprehensive Marina-wide wayfinding sign program that is oriented to all Marina users (motorists, pedestrians, cyclists, and boaters).
- ~~DG.19 — Develop a Marina-wide civic art policy.~~
- DG.279 Develop a Marina-wide streetscape planting manual.
- DG.104 Develop multi-modal Mobility Hubs that would co-locate vehicular, transit, bicycle, and pedestrian facilities at strategic locations throughout the Marina, serving each activity district (see map). Introduce at least one mobility hub in each Activity District.
- DG.105 Develop Park-Once districts around the mobility hubs to consolidate parking and allow people to quickly enter the Marina, park, and navigate the Marina without the use of cars. “Park Once” districts include the areas around Marina Beach, the Lloyd Taber-Marina del Rey Library, Burton Chace Park/Waterside Shopping Center, and Fisherman’s Village.
- DG.1678 Develop a Marina-wide Interpretive Signage and Elements Master Plan which clearly defines primary interpretive themes, topics, exhibit titles, exhibit outcomes, exhibit messages, interpretive techniques and a location plan.

### CLEAN MARINAS

- DG.635 Provide pet waste stations with disposal bags and receptacles along the promenade, at regular intervals.
- DG.646 Provide covered trash and recycling receptacles in convenient locations.
- DG.657 Provide covered recycling containers for fishing line near fishing areas.
- DG.668 Provide fish cleaning stations near fishing areas, to prevent cleaning fish directly into harbor waters.
- DG.6870 Provide signs adjacent to waterfront parking lots to prohibit littering, dumping, and vehicle or vessel service or cleaning, to prevent runoff from entering harbor waters.
- DG.122 All waste receptacles should be covered and designed to resist scavenging animals.
- DG.1780 Design trash enclosures to be compatible with the building architecture. Trash enclosures should be covered, either by providing an overhead trellis or roof to screen trash containers from views and scavenging wildlife. Trash enclosures should be designed to prevent spillage or leakage into the harbor waters (e.g. berms).



## SUSTAINABILITY

DG.8~~45~~ Encourage LEED ~~Gold~~[Silver](#) or equivalent for buildings over 10,000 square feet.

DG.8~~56~~ Orient building footprints and masses to allow for internal daylight penetration, optimization of natural breezes for cooling and passive winter heating systems.

DG.8~~67~~ Develop design strategies to maximize energy efficiency, water capture, and re-use.

DG.8~~78~~ Utilize rainwater and other non-potable water sources in buildings and landscapes.

DG.112 Provide canopy trees and solar arrays in parking facilities to provide shade, reduce heat island effect, and offset the energy demand of the parking facility. Locate trees and shade structures to minimize the obstruction of views to the Marina.

DG.117 Incorporate pervious pavers in surface parking lots. At surface parking lots that are located along the waterfront, incorporate water quality enhancement BMPs to treat runoff.

DG.123 Water features should be designed for minimal water use, and should utilize reclaimed water when possible. Design water features to be attractive even when water is not used.

DG.132 Use light-colored paving to counteract the urban heat island effect.

DG.133 Use pervious paving materials.

DG.140 Use non-invasive, drought-tolerant plant species [that are also coastal and/or salt tolerant](#). Encourage the use of

native plant species. Require the inclusion of native species in areas adjacent to the Ballona Wetlands, Oxford Basin, and the Wetland Park.

DG.142 Provide water efficient landscape irrigation and mulching systems to reduce water use.

DG.143 Provide landscaping with adequate ground cover or mulch to protect the soil.

DG.144 Design landscapes to absorb run-off from adjacent impervious areas.

DG.145 Minimize use or eliminate high-maintenance turf and hedges.

DG.146 Adequate soils testing and recommendations from a soil lab are recommended to enhance sustainable landscape and site design.

DG.16~~32~~ Light fixtures should protect against night sky light pollution, control glare, and prevent light spill [onto neighboring properties](#). Where visible from water areas, light sources shall be shielded to protect sea life, and to prevent any glare constituting a hazard to navigation.

DG.17~~76~~ Highlight sustainable landscaping techniques and principles through a combination of freestanding interpretive graphics and low profile plant identification signs or plaques.

DG.20~~85~~ [Encourage-Adhere to](#) bird-safe building design as described in the LCP.

DG.2~~329~~ Encourage the installation of solar panels to power the uses of the building.

DG.23~~30~~ Incorporate “cool” or green roofs and water harvesting strategies in building design.

DG.27~~83~~ Design water features that are attractive when water is not in use.

DG.27~~94~~ Encourage the installation of interactive family-friendly water features that children can play in. Water features should be designed for minimal water use, and should utilize reclaimed water when possible.

[DG.280 Design and install water features that are water efficient to conserve water usage at the park \(e.g., recirculating fountains, shallow splash parks, etc.\)](#)

DG.2~~81~~~~75~~ ————— Use park landscape to demonstrate sustainable landscaping techniques and principles.

DG.2~~82~~~~76~~ ————— Limit the use of turf to areas that have active recreational use or seating and picnic areas.

DG.2~~83~~~~77~~ ————— Evaluate areas presently landscaped with turf and determine which areas could be converted to low shrub and ground cover plantings to help reduce site water use.

DG.2~~78~~~~4~~ Evaluate areas where tree canopies can and should be increased in order to provide shade, improve air quality, and reduce the urban heat island effect.

[DG. 288 Where applicable, utilize the Principles of Universal Design for County parks, open space, natural areas, and recreation programs to be usable by all people of different ages and abilities without the need for adaptation or specialized design. \(OurCounty Sustainability Plan Action #81\)](#)

[DG. 289 Design and renovate parks and park facilities to meet the Sustainable Sites Initiative’s gold certification, or equivalent, for sustainable and resilient land development projects. \(OurCounty Sustainability Plan Action #83\)](#)



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

July 20, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 4B – PARCEL 44 – PACIFIC MARINA VENTURE, LLC / UOVO PASTA – DCB # 20-004-C – CONSIDERATION OF NEW AWNING**

Item 4B on your agenda is a submittal from Uovo Pasta (Applicant), seeking approval for a new awning at Uovo Pasta. The project is located at 4635 Admiralty Way within the Parcel 44 shopping center.

## **PROJECT OVERVIEW**

### Background

On July 11, 2013, your Board approved the final design of the shopping center redevelopment project at Parcel 44, which included a condition that the applicant return to your Board post-entitlement for review of signage. On May 18, 2016, your Board approved the final design for the project, including architectural design, materials, landscaping, and lighting.

On July 1, 2020, your Board approved new signage and exterior improvements for the project. On September 16, 2020, your Board approved a reconfiguration of the restaurant storefront facing Basin G, to include an indoor-outdoor patio, two aluminum roll down security gates, and reclaimed wood siding.

### Existing Conditions

Parcel 44 is currently developed as the “Boardwalk Marina del Rey” shopping center and consists of eight buildings (referred to as Building I through VIII), with a total area of 82,652 square feet. The landside portion has frontages on Admiralty Way, Mindanao Way, and Bali Way. The Uovo Pasta restaurant is located within Building V, which is positioned between Admiralty Way and Basin G.

### Proposed Project

The applicant proposes to install a new awning affixed to the restaurant façade.





### **BUILDING DESIGN**

The applicant proposes to install a new awning above the storefront patio facing the waterfront. The charcoal gray colored awning would measure 8' wide by 36'-3" long and would be installed flush with the existing façade. The Applicant would utilize a black anodized aluminum housing and brackets to mount the fabric awning to the building façade.

### **STAFF REVIEW**

Staff finds that the proposed project is consistent with the Marina del Rey Design Guidelines (DG). Staff also finds that per DG. 83 and 90, the addition of an awning to the site would provide a special design feature and the new awning would blend into the overall project design and character. The location of the awning is also preferable according to DG. 196 as the awning would be incorporated onto a side of the building adjacent to a pedestrian walkway and at a building access point. Furthermore, per DG. 125, building facades should be accented, particularly on the ground floor, with a combination of features such as wall or window projections, doorway recesses, and awnings. In addition, Applicants should provide visual relief or texture to buildings by using a combination of balconies, overhangs, awning, or arcades, per DG. 244.

Staff also finds that the design aesthetic could be improved upon if the awning was split into two pieces, as a building column exists in the center of the storefront. However, the Applicant has provided evidence that the aforementioned design would not adequately shade customers using the patio.

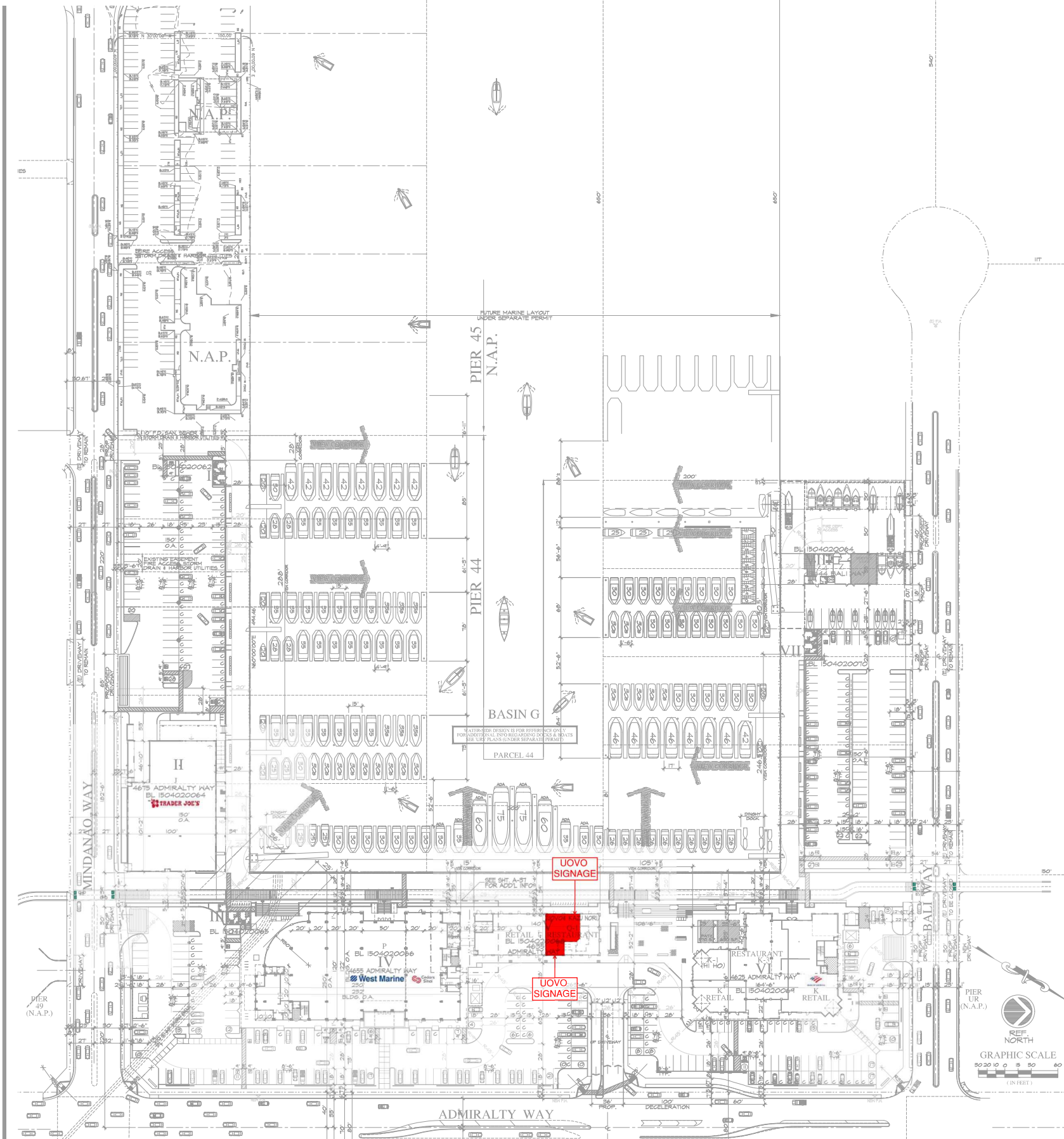
**Staff recommends APPROVAL of DCB #20-004-C, subject to the following conditions:**

- 1) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 2) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**

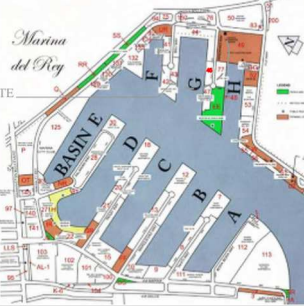
GJ:WO:pw



PREVIOUSLY APPROVED SITE PLAN  
FOR REFERENCE ONLY



SITE PLAN & PROJECT ANALYSIS

EXISTING BUILDING STRUCTURES ANALYSIS			AREA
BLDG. A - BOAT BROKERS			1,120 S.F.
BLDG. B - BOAT BROKERS/OFFICES			5,284 S.F.
BLDG. C - BOAT REPAIR (SEAMARK)			1,000 S.F.
BLDG. D - BOAT BROKERS (VACANT)			1,440 S.F.
BLDG. E - YACHT CLUB			1,080 S.F.
BLDG. H - OFFICE BUILDING			4,216 S.F.
BLDG. I- BATHROOMS			584 S.F.
TOTAL:			14,724 S.F.
ALL EXISTING BUILDING STRUCTURES ON PARCEL 44 TO BE DEMOLISHED (INCLUDING BUILDINGS A, B, C, D, E, H & I)			
VIEW CORRIDOR STUDY			
PROPERTY FACING WATER			
A. MINDANAO WAY	=	495	LIN. FT.
B. ADMIRALTY WAY	=	600	LIN. FT.
C. BALI WAY	=	433.66	LIN. FT.
TOTAL		1,528.66	LIN. FT.
VIEW CORRIDOR ANALYSIS			
ACCORDING TO THE SPECIFIC PLAN SECTION 22.46.1870, BALI DEVELOPMENT ZONE 8, PARCEL 44 IS IN HEIGHT CATEGORY 3 WHICH ALLOWS THE BUILDING TO EXCEED 45 FT., IF AN EXPANDED VIEW CORRIDOR IS PROVIDED BASED ON SECTION 22.46.1060.			
BUILDING IV WEST MARINE BUILDING INCLUDES 2 SECTIONS WHICH EXCEEDS 45'.			
VIEW CORRIDOR REQUIRED (1528 X 20%) + (55.5 X [13X1.5/100]) + [36.5 X (11X1.5/100)] 305.6 + 10.82 + 6.02 = 322.44 LIN. FT.			
VIEW CORRIDOR PROVIDED 27 + 294.5 + 36 + 26 + 15 + 105 + 243.5 + 53 + 48 + 3 = 851 LIN. FT.			
ADDITIONAL NOTES			
* FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "HIRSCH/GREEN TRANSPORTATION CONSULTING, INC."			
* FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM, LTD. LANDSCAPE ARCHITECT"			
* CLOSE ANY UNUSED DRIVEWAYS WITH STANDARD CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE ADMIRALTY WAY, BALI WAY AND MINDANAO WAY TO THE SATISFACTION OF PUBLIC WORKS. (SEE CIVIL PLANS)			
* RECONSTRUCT ANY NON-ADA CONFORMING PARKWAY IMPROVEMENTS (SIDEWALK, DRIVEWAYS, CURB RAMPS, LANDINGS, ETC.) THAT EITHER SERVE OR FORM A PART OF A PEDESTRIAN ACCESS ROUTE TO MEET CURRENT ADA GUIDELINES TO THE SATISFACTION OF PUBLIC WORKS.			
* RECONSTRUCT THE PAVEMENT ON ADMIRALTY WAY, BALI WAY AND MINDANAO WAY FROM THE CENTERLINE TO THE EDGE OF GUTTER ALONG THE PROPERTY FRONTAGE TO THE SATISFACTION OF PUBLIC WORKS.			
* REPAIR ANY CURB, GUTTER, DRIVEWAYS, PAVEMENT AND SIDEWALK DAMAGED DURING CONSTRUCTION.			
FIRE DEPARTMENT NOTES			
* ALL BUILDINGS SHALL BE FULLY SPRINKLERED. SPRINKLER SYSTEM SHALL BE NFPA 13R OR GREATER.			
VICINITY MAP			
			
PROJECT INFORMATION			
PROJECT:	BUILDING I (BOATER'S BATHROOM) : BL1504020062		
ADDRESS:	13467U MINDANAO WAY, MARINA DEL REY, CA 90292		
	BUILDING II (TRADER JOE'S) : BL1504020064		
	4675 ADMIRALTY WAY, MARINA DEL REY, CA 90292		
	BUILDING III (BOATER'S BATHROOM) : BL1504020065		
	4660U ADMIRALTY WAY, MARINA DEL REY, CA 90292		
	BUILDING IV (WEST MARINE) : BL1504020066		
	4655 ADMIRALTY WAY, MARINA DEL REY, CA 90292		
	BUILDING V (RETAIL/REST.) : BL1504020068		
	4635 ADMIRALTY WAY, MARINA DEL REY, CA 90292		
	BUILDING VI (RETAIL/REST.) : BL1504020069		
	4625 ADMIRALTY WAY, MARINA DEL REY, CA 90292		
	BUILDING VII (BOATER'S BATHROOM) : BL1504020070		
	13440U BALI WAY, MARINA DEL REY, CA 90292		
	BUILDING VIII (YACHT CLUB) : BL1504020071		
	13444 BALI WAY, MARINA DEL REY, CA 90292		
APN:	ASSESSOR'S MAP BOOK NO. 4224, PAGE 8, PARCEL NO. 901 LOTS 722 THROUGH 728, 744 THROUGH 738, AND 730 THROUGH 742 UNINCORPORATED COUNTY AREA OF MARINA DEL REY		
OWNER/ APPLICANT:	PACIFIC MARINA VENTURE, LLC 13737 FIJI WAY MARINA DEL REY, CA 90292 PH: 310-822-6866		
ARCHITECT:	JACK HOLLANDER & ASSOCIATES, INC. 616 WALDEN DRIVE BEVERLY HILLS, CA 90212 PH: 310-205-0440 EMAIL: JACKHOLLANDER@ROADRUNNER.COM WEB: WWW.JACKHOLLANDER.COM		
PIER-44 SIZE : 8.39 ACRES (LAND SIDE)			

PROPOSED NEW BUILDINGS AREA		CONSTRUCTION TYPE	AREA
BLDG. I	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. II	SPECIALTY MARKET	TYPE V-B	13,625 S.F.
BLDG. III	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. IV	WEST MARINE, RETAIL, MARINE OFF. & BOAT BROKERS (2 STORY BLDG.)	TYPE V-B	46,167 S.F.
BLDG. V	RETAIL/RESTAURANT	TYPE V-B	6,340 S.F.
BLDG. VI	OFFICE/RETAIL/RESTAURANT	TYPE V-B	17,084 S.F.
BLDG. VII	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. VIII	YACHT CLUB/BOAT REPAIR SHOP	TYPE V-B	1,850 S.F.
TOTAL:			86,224 S.F.
PROPOSED NEW SPACES & USES		AREA	
SPACE J	SPECIALTY MARKET	13,625 S.F.	
SPACE K	RETAIL (BLDG. VI)	7,060 S.F.	
SPACE K-1	RESTAURANT "A" - HI HO (BLDG. VI)	1,439 S.F.	
SPACE K-2	OFFICE (BLDG. VI) 3,065 SF + STAIR & ELEVATOR 230 SF	3,295 S.F.	
SPACE K-3	RESTAURANT "B" (BLDG. VI)	5,034 S.F.	
	ELECTRICAL ROOM (BLDG. VI)	256 S.F.	
SPACE L	MARINE ADMIN. OFFICES	1,620 S.F.	
SPACE N-1	OFFICES	5,221 S.F.	
SPACE N-2	OFFICES	2,056 S.F.	
SPACE N-3	BOAT BROKERS OFFICES	2,593 S.F.	
SPACE N-4	BOAT BROKERS OFFICES	806 S.F.	
SPACE N-5	OFFICES	2,045 S.F.	
SPACE N-6	OFFICES	2,975 S.F.	
SPACE N-7	CORRIDOR AREA	2,680 S.F.	
SPACE W/T	COMMUNITY ROOM/BOATERS LOUNGE, ETC.	729 S.F.	
SPACE P	WEST MARINE: 17,435 + CEDARS SINAI: 6,180	23,615 S.F.	
	BOATERS BATHRMS & BOATERS LAUNDRY - BLDG. IV	554 S.F.	
	ELECT. RMS., LOBBIES, STAIRS & ELEVS.	1,273 S.F.	
SPACE Q	RETAIL: 3,338 + TRASH/ELECT. RM.: 147 S.F. (BLDG. V)	3,485 S.F.	
SPACE Q-1	RESTAURANT (BLDG. V)	2,855 S.F.	
SPACE Z	BOAT REPAIR SHOP	700 S.F.	
SPACE Z-1	BOATERS BATHROOMS	386 S.F.	
SPACE Z-2	BOATERS BATHROOMS	386 S.F.	
SPACE Z-3	BOATERS BATHROOMS	386 S.F.	
SPACE Z-4	YACHT CLUB	1,150 S.F.	
TOTAL		86,224 S.F.	
PARKING ANALYSIS		BLDG.	PARKING REQUIRED
DRY BOAT STORAGE (56)		56 X 0.3	16.8
MAST-UP BOATS		13 X 0.3	3.9
SPACE J - SPECIALTY MARKET	13,625/250	(II)	54.5
SPACE K - RETAIL	7,060/250	(VI)	28.24
SPACE K-1 - RESTAURANT "A" HI HO - FOH (48 OCCUPANTS)	707/45	(VI)	15.71
(PER TENANT - HI HO) BOH (3 OCCUPANTS)	523/200/3	(VI)	0.87
- OUTDOOR DINING (370 S.F.) (32 OCCUPANTS FIXED)	3/3	(VI)	10.67
SPACE K-2 - OFFICE	3,065/400	(VI)	7.66
SPACE K-3 - RESTAURANT "B" DINING & BAR (182 OCC.)	2,725/45	(VI)	60.55
- OUTDOOR DINING (40 OCC.)	630/45	(VI)	14.0
- KITCHEN & SERVICE, ETC. (11 OCC.)	2,309/200/3	(VI)	3.85
SPACE L - MARINE ADMIN. OFFICES	1,620/400	(IV)	4.05
SPACE N-1 - OFFICES	5,221/400	(IV)	13.05
SPACE N-2 - OFFICES	2,056/400	(IV)	5.14
SPACE N-3 - BOAT BROKERS OFFICES	2,593/400	(IV)	6.48
SPACE N-4 - BOAT BROKERS OFFICES	806/400	(IV)	2.02
SPACE N-5 - OFFICES	2,045/400	(IV)	5.11
SPACE N-6 - OFFICES	2,975/400	(IV)	7.44
SPACE N-7 - CORRIDOR AREA	2,680/400	(IV)	6.70
SPACE W/T - COMMUNITY ROOM/LOUNGE	729/250	(IV)	2.92
SPACE P - WEST MARINE & CEDARS SINAI	23,615/250	(IV)	94.46
SPACE Q - RETAIL	3,338/250	(V)	13.35
SPACE Q-1 - RESTAURANT "UOVO" - FOH (49 OCCUPANTS)	1,163/45	(V)	16.33
(PER TENANT - "UOVO" - BOH (UOVO) (2 OCCUPANTS)	2 OCC./3	(V)	0.67
(PER TENANT - REST. "KAZUNORI" - FOH (KAZUNORI) (41 OCCUPANTS)	41 OCC./3	(V)	13.67
- "KAZUNORI" - BOH (2 OCCUPANTS)	2 OCC./3	(V)	0.67
SPACE Z - BOAT REPAIR SHOP	700/250	(VIII)	2.80
SPACE Z-4 - YACHT CLUB	1,150/250	(VIII)	4.60
- FUTURE BOAT SLIPS	148 X 0.6		88.8
SUB. TOTAL			505.01
MAX REDUCTION ALLOWABLE PER BICYCLE PROVIDED		- 25	
TOTAL PARKING REQUIRED			480.01
PARKING PROVIDED : (103 + 159 + 94 + 106)			462 SPACES
REGULAR	HANDICAPPED	COMPACTS	TOTAL
258	20	184	462
GREEN CODE ANALYSIS			
PER GREEN CODE 8% OF TOTAL SPACES ARE REQUIRED TO BE LOW EMITTING/FUEL EFFICIENT/CARPOOL, VAN POOL, STALLS PER TABLE 5.106.5.2, 506.44 X 8% = 40.5 SAY 41 SPACES SHEET A-1.3 SHOWS CARPOOLS - 6 SPACES SHEET A-1.3 SHOWS 30 LOW EMITTING FUEL EFFICIENT SPACES SHEET A-1.3 SHOWS 4 ELECTRIC CARS SPACES FOR A TOTAL OF 40			
BICYCLE ANALYSIS			
REQ. SHORT TERM BICYCLE PARKING (PER SEC. 5.710.6.2.2.35% x 481 = 25 REQ. LONG TERM BICYCLE PARKING (PER SEC. 5.710.6.2.2.35% x 481 = 25 ALLOWABLE BICYCLE SPACES TO REPLACE PARKING SPACES : FOR EVERY 2 BICYCLE PARKING SPACES PROVIDED ABOVE MIN. REQUIRED, VEHICLES MAY BE REPLACED BY 1 SPACE MAXIMUM 5% REDUCTION ALLOWED MAX. REDUCTION ALLOWED: 506.44 X 5% = 25.3 SAY 25 CAR SPACES FOR TOTAL REDUCTION OF 25 CAR SPACES, WE NEED TO PROVIDE ADDITIONAL 50 BICYCLE SPACES			
TOTAL BICYCLE SPACES REQUIRED: 25 + 25 + 50 = 100 SPACES (SEE SHEET A1.3)			
SCALE: 1"=50'-0"			A

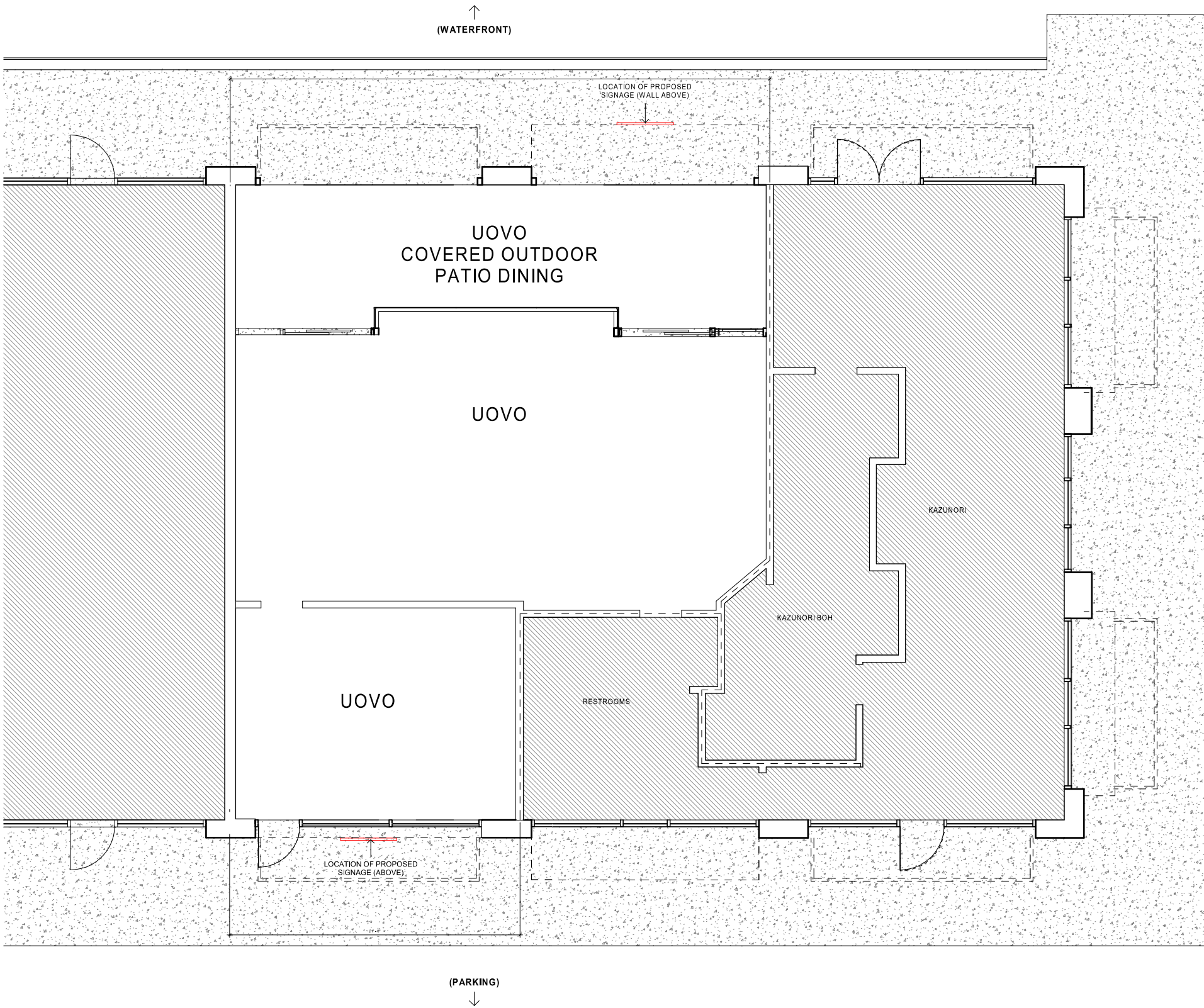


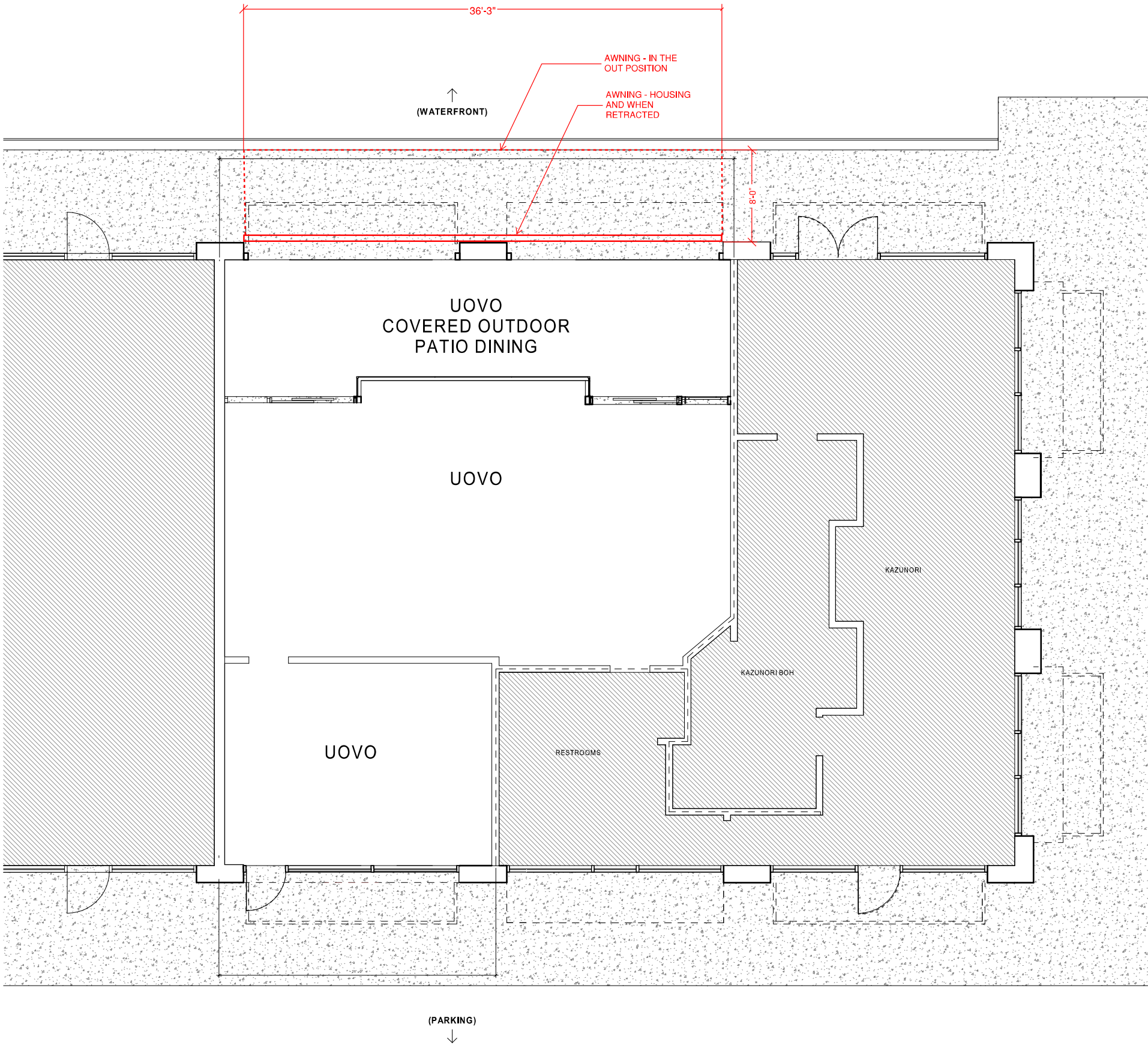
PREVIOUSLY APPROVED FLOOR PLAN  
FOR REFERENCE ONLY

PROJECT DESCRIPTION

UOVO MDR BLDG 5 (Q1):

TENANT IMPROVEMENT: INTERIOR BUILD OUT OF RESTAURANT  
DINING AND KITCHEN.  
MODIFICATION OF STOREFRONT AND ADDITION OF SIGNAGE TO EXTERIOR





PROJECT DESCRIPTION

**UOVO MDR BLDG 5 (Q1):**  
ADDITION OF RETRACTABLE SHADE AWNING. MOUNTED TO EXISTING STRUCTURE.  
ELECTRIC MOTOR WITH AUTO-RETRACT IN WINDS OVER 15 MILES PER HOUR.

**UOVO MARINA DEL REY**  
4635 ADMIRALTY WAY  
BUILDING V, SUITE 105-106  
MARINA DEL REY, CA 90292

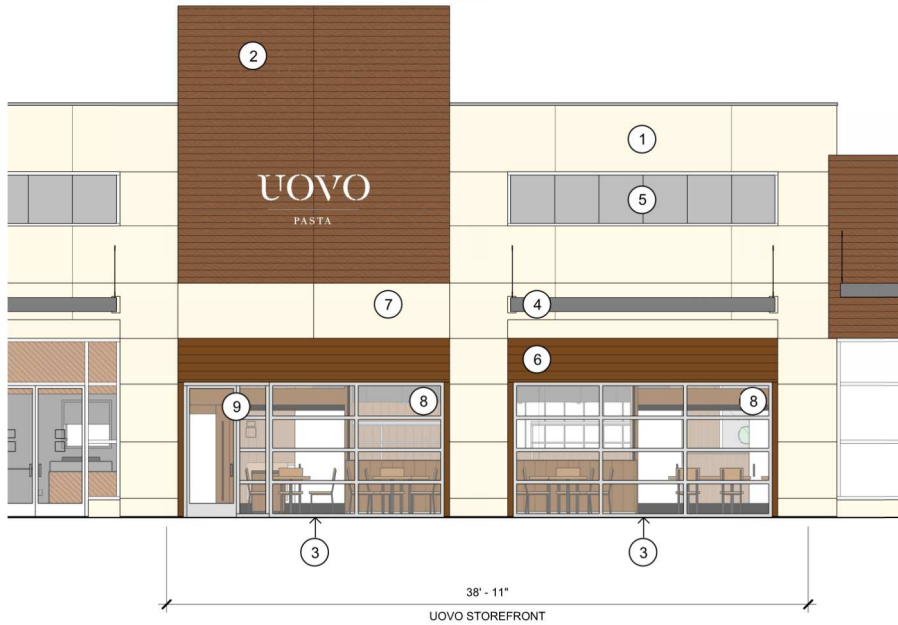
**PROPOSED FLOOR PLAN**

06/03/2022



2100  
**A-4**

PREVIOUSLY APPROVED



EXISTING WEST ELEVATION  
3/16" = 1'-0"

7

PREVIOUSLY APPROVED

RAL 9006: WHITE  
ALUMINUM



- 1 EXISTING PLASTER FINISH, TOUCHUPS TO MATCH AS REQUIRED
- 2 EXISTING ENGINEERED WOOD SIDING
- 3 EXISTING STOREFRONT TO BE REMOVED PREVIOUSLY APPROVED
- 4 EXISTING RIGID METAL AWNING/OVERHANG
- 5 EXISTING STOREFRONT
- 6 RECLAIMED WOOD SIDING PREVIOUSLY APPROVED
- 7 PROPOSED PLASTER FINISH, TO MATCH FINISH OF EXISTING PLASTER. PREVIOUSLY APPROVED
- 8 ALUMINUM/GLASS SECTIONAL GARAGE DOORS PROVIDED BY ALL ACCESS DOORS. ALUMINUM TO BE POWDER COATED TO MATCH FINISH OF EXISTING STOREFRONT (RAL 9006). DOOR TO OPEN VERTICALLY.

DIMENSIONS: 15'-9" W X 8'-2 1/2" H.

GATE TO REMAIN OPEN DURING RESTAURANT HOURS OF OPERATION:  
10AM TO MIDNIGHT DAILY



9 FIXED PORTION OF STOREFRONT WITH DOOR



PROPOSED WEST ELEVATION  
3/16" = 1'-0"

6

- 1 EXISTING PLASTER FINISH, TOUCHUPS TO MATCH AS REQUIRED PREVIOUSLY APPROVED
- 2 EXISTING ENGINEERED WOOD SIDING PREVIOUSLY APPROVED
- 3 EXISTING STOREFRONT TO BE REMOVED PREVIOUSLY APPROVED
- 4 EXISTING RIGID METAL AWNING/OVERHANG PREVIOUSLY APPROVED
- 5 EXISTING STOREFRONT PREVIOUSLY APPROVED
- 6 RECLAIMED WOOD SIDING PREVIOUSLY APPROVED
- 7 NOT USED
- 8 ALUMINUM/GLASS SECTIONAL GARAGE DOORS PROVIDED BY ALL ACCESS DOORS. ALUMINUM TO BE POWDER COATED TO MATCH FINISH OF EXISTING STOREFRONT (RAL 9006). DOOR TO OPEN VERTICALLY. PREVIOUSLY APPROVED
- 9 RETRACTABLE FABRIC AWNING - SHOWN PARTIALLY TRANSPARENT TO SEE BUILDING BEHIND





PREVIOUSLY APPROVED RENDERING  
FOR REFERENCE ONLY



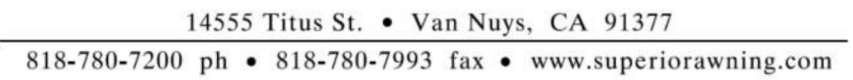




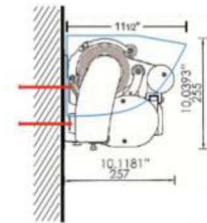
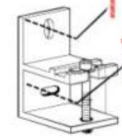




## MATERIAL SPECIFICATIONS

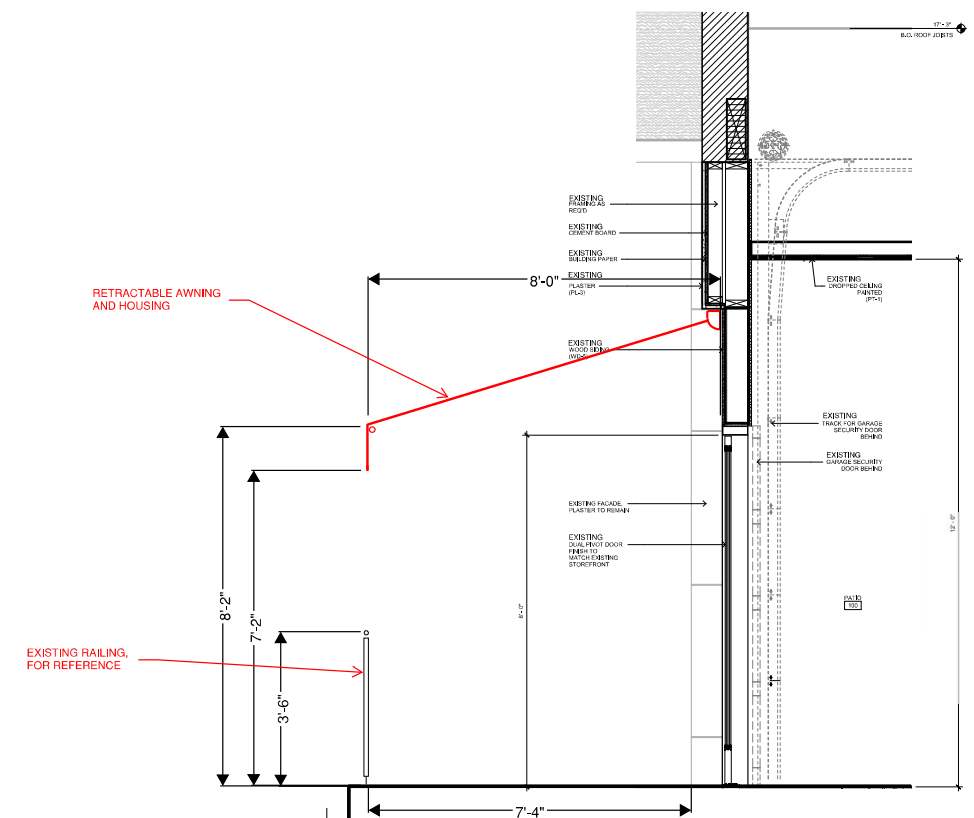


**x6**



24" O.C. MIN MOUNTING

2 |



1 |

DETAILS / SECTION

3 BSCAN



A-8

AGE OF





Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

July 20, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5A – PARCEL 18 – DOLPHIN MARINA, LTD. / DEAR JANE'S –  
DCB # 22-007 – CONSIDERATION OF BUILDING MODIFICATIONS AND  
NEW SIGNAGE**

Item 5A on your agenda is a submittal from Dear Jane's (Applicant), seeking approval for building modifications and new signage at the Parcel 18 leasehold's existing restaurant building. The project is located at 13900 Panay Way.

### **PROJECT OVERVIEW**

#### Existing Conditions

Parcel 18, which consists of approximately 7.7 landside acres, is bordered to the west by residential communities at Parcel 15 (AMLI) and Parcel 20 (Capri), to the east by the main channel, to the north by Basin D, and to the south by Basin C. Parcel 18 is improved with Dolphin Marina Apartments, Dolphin Marina St. Tropez Apartments, and Monte Carlo Apartments, however they are not included in the scope of the proposed project. Rather, the approximately 5,000 square foot Dear Jane's restaurant would occupy the former Chart House location on Panay Way, between the Dolphin Marina St. Tropez Apartments and the Monte Carlo Apartments.

#### Proposed Project

The proposed project consists of painting two new signs on the existing restaurant building's façade, installing window vinyl along the northside of the building, repainting, and refurbishing the existing freestanding sign.

### **BUILDING DESIGN**

#### Building Façade

The Applicant proposes to re-paint the building façade walls *Cloud White* and all building beams, window trims, and fascia *Rural Earth* brown. The Applicant also proposes to install vinyl window film along five windows adjacent to the restaurant main entrance, facing Panay Way. Each nautical themed film panel would measure 5'-9" wide by 7'-6" tall and would include a grey and red color scheme.

### **SIGNAGE**



#### Building Façade

The Applicant proposes to install two hand-painted mural tenant identification signs on the building façade. The proposed Panay Way facing sign would be 7' tall by 7' wide and would be installed approximately 4' above grade. The proposed Basin C facing sign would measure 5' tall by 5' wide and would be installed at 8' above grade. The mural tenant identification signs would have identical designs using red, grey, orange, and black color tones with a wood grain finish. No illumination is proposed.

#### Freestanding Column

The Applicant proposes to install two new tenant identification signs for the existing double-sided, freestanding monument sign, located adjacent to the parking lot entrance along Panay Way. Each hand-painted sign would be 5' wide by 5' tall and would be installed approximately 14' above grade, with the same design and color scheme as the proposed building façade signage.

#### **STAFF REVIEW**

Staff finds that the improvements do not alter the overall architectural style of the parcel and are generally consistent with the Marina del Rey Design Guidelines. Following DCB approval, all signs are subject to review by the Los Angeles County Department of Regional Planning for conformity with the Marina del Rey Revised Permanent Sign Controls.

**Staff recommends APPROVAL of DCB #22-007, subject to the following conditions:**

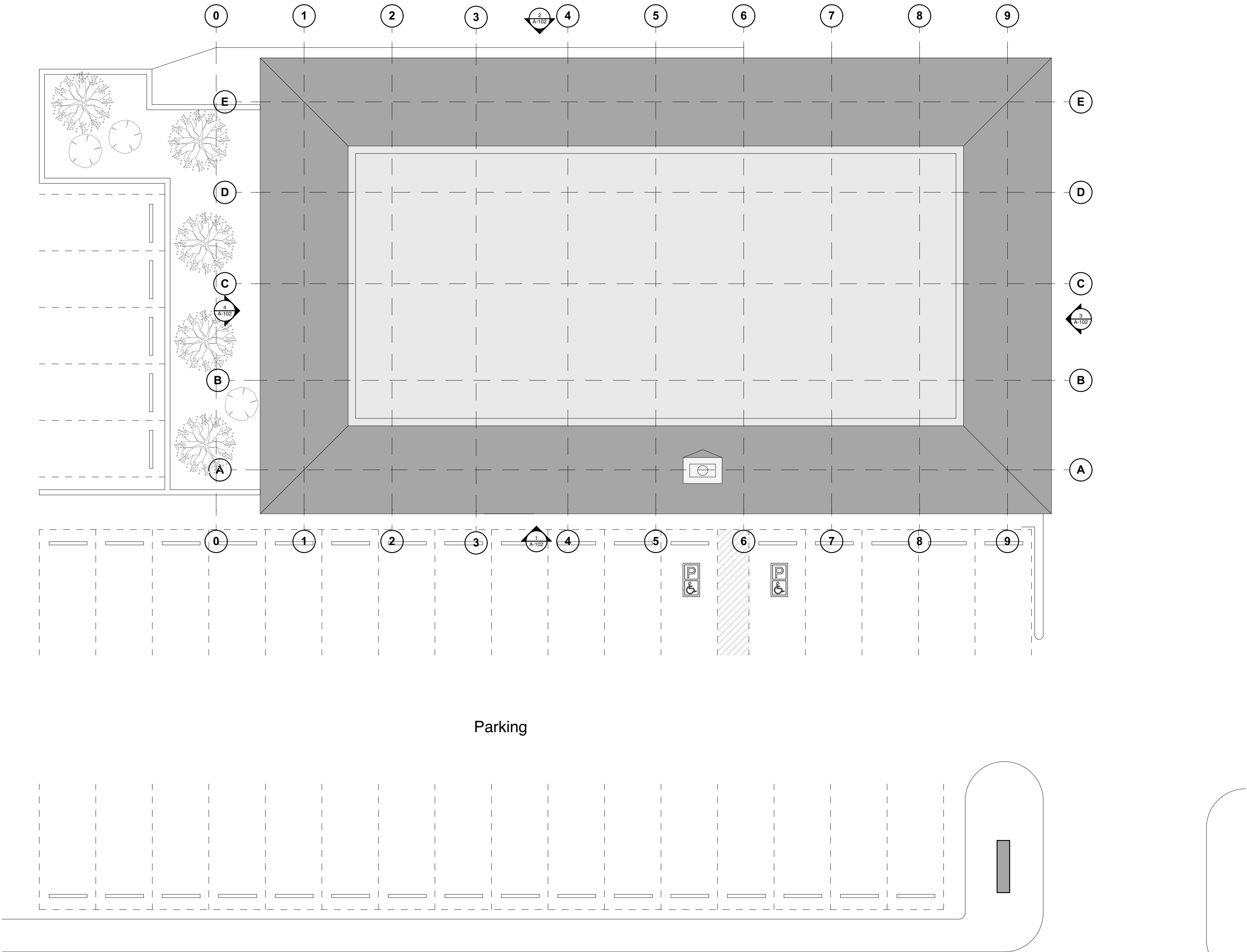
- 1) The Applicant shall obtain approval from the Department of Regional Planning.**
- 2) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 3) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**

GJ:WO:ca



# Dear Jane's Restaurant

## SITE PLAN



1 Site Plan  
SCALE: 3/32" = 1'-0"

### OWNER

**DEAR JANE'S RESTAURANT.**  
Att: Hans Rockenwagner

13950 Panay Way  
Marina Del Rey, CA90292

### DESIGNER

**MINARC**  
Tryggvi Thorsteinsson, AIA Assoc.  
Erla Dogg Ingjaldsdottir, AIA Assoc

2324 Michigan Ave  
Santa Monica, CA, 90404  
(310) 998-8899

### SCOPE DOCUMENT

THIS PRELIMINARY DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL MECHANICAL, ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORM AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE TERMS OF THE GENERAL SCOPE INDICATED OR DESCRIBED BY THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION ALL COMPLETION OF THE WORK. DECISIONS OF THE DESIGNER AS THE TERMS OF THE WORK INCLUDED WITHIN THE SCOPE OF THE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

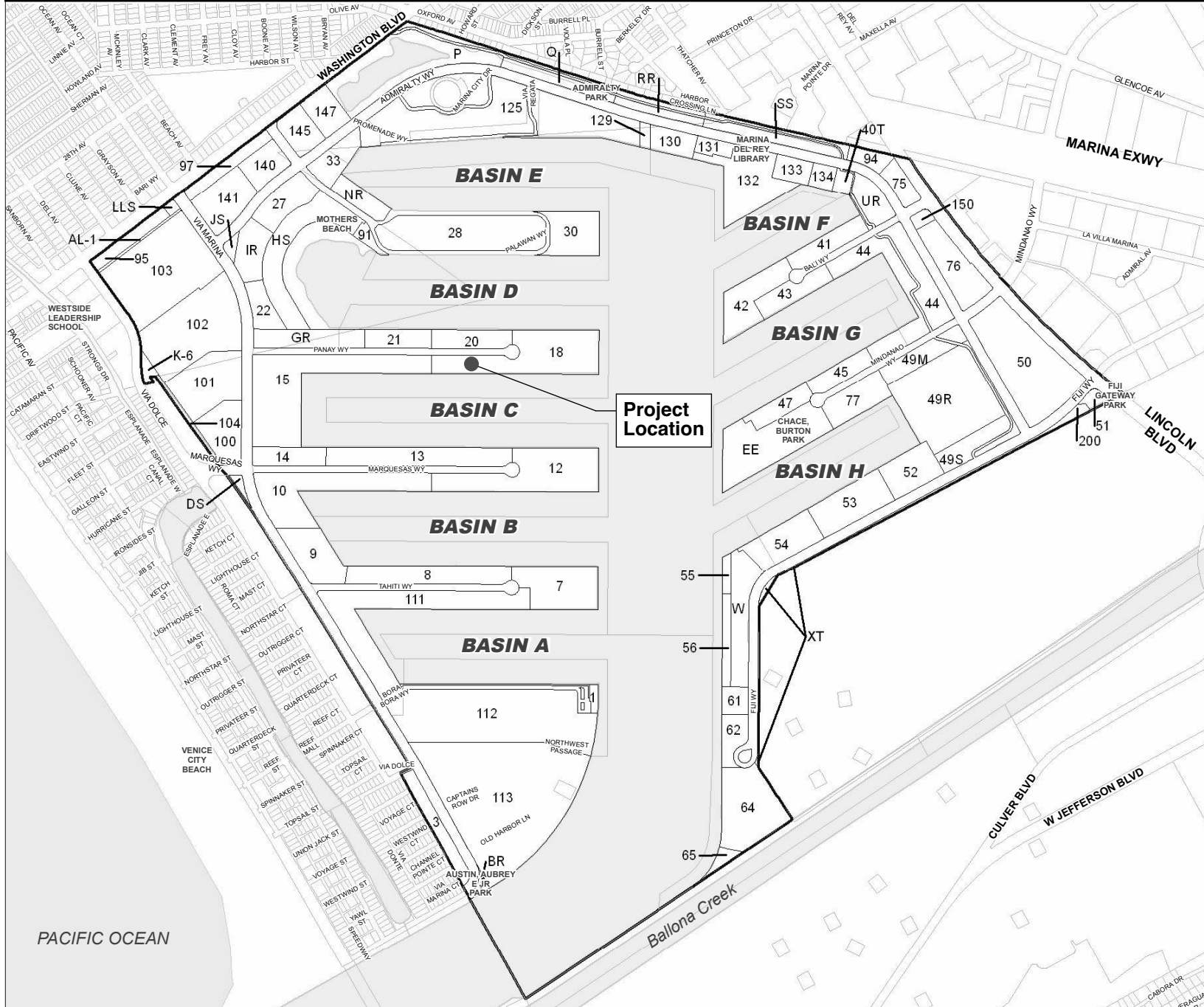
### SHEET INDEX

A-100 Site Plan  
A-101 First Floor Plan  
A-102 Exterior Elevations  
A-103 Sign Details  
A-103A Signage Plan  
A-103B Sign Elevation A&B  
A-108 South Elevation  
A-109 North Elevation  
A-110 Vinyl Film

### ABBREVIATIONS

(E)	-	Existing
(N)	-	New
TYP	-	Typical
NTS	-	Not to Scale
MIN	-	Minimum
MAX	-	Maximum
HR	-	Hour
NW / SW	-	Northwest / Southwest
BLDG	-	Building
ELEV	-	Building Elevation
O.C.	-	On Center
DIA	-	Diameter
DWG	-	Drawing
CLEAR	-	Clearance
MECH	-	Mechanical Room
WH	-	Water Heater
WMR	-	Water Main Riser
CU FT	-	Cubic Feet
SF	-	Square Feet
FF	-	Finished Floor
AC	-	Air Conditioning Unit
W/D	-	Washing Machine / Dryer
GM	-	Gas Meter
EM	-	Electrical Meter
WM	-	Water Meter
FAU	-	Forced Air Unit
SD/CM	-	Combination Smoke Detector / Carbon Monoxide Alarm

### VICINITY MAP



### PROJECT INFORMATION

Scope of Work	Refurbishing of existing restaurant. - New paint - New carpet - Upholstered existing furniture
Site Address	13950 Panay Way Marina Del Rey, CA90292
Community Plan Area	Marina Del Rey,
Assessor Parcel No. (APN)	
Zoning	
Lot Area	
Floor Area	No Change.
Lot Coverage	No Change.
Construction Type	Type 5-B.
Stories	1 Story

### DCB Submittal

Wednesday, June 15, 2022

### Dear Jane Restaurant

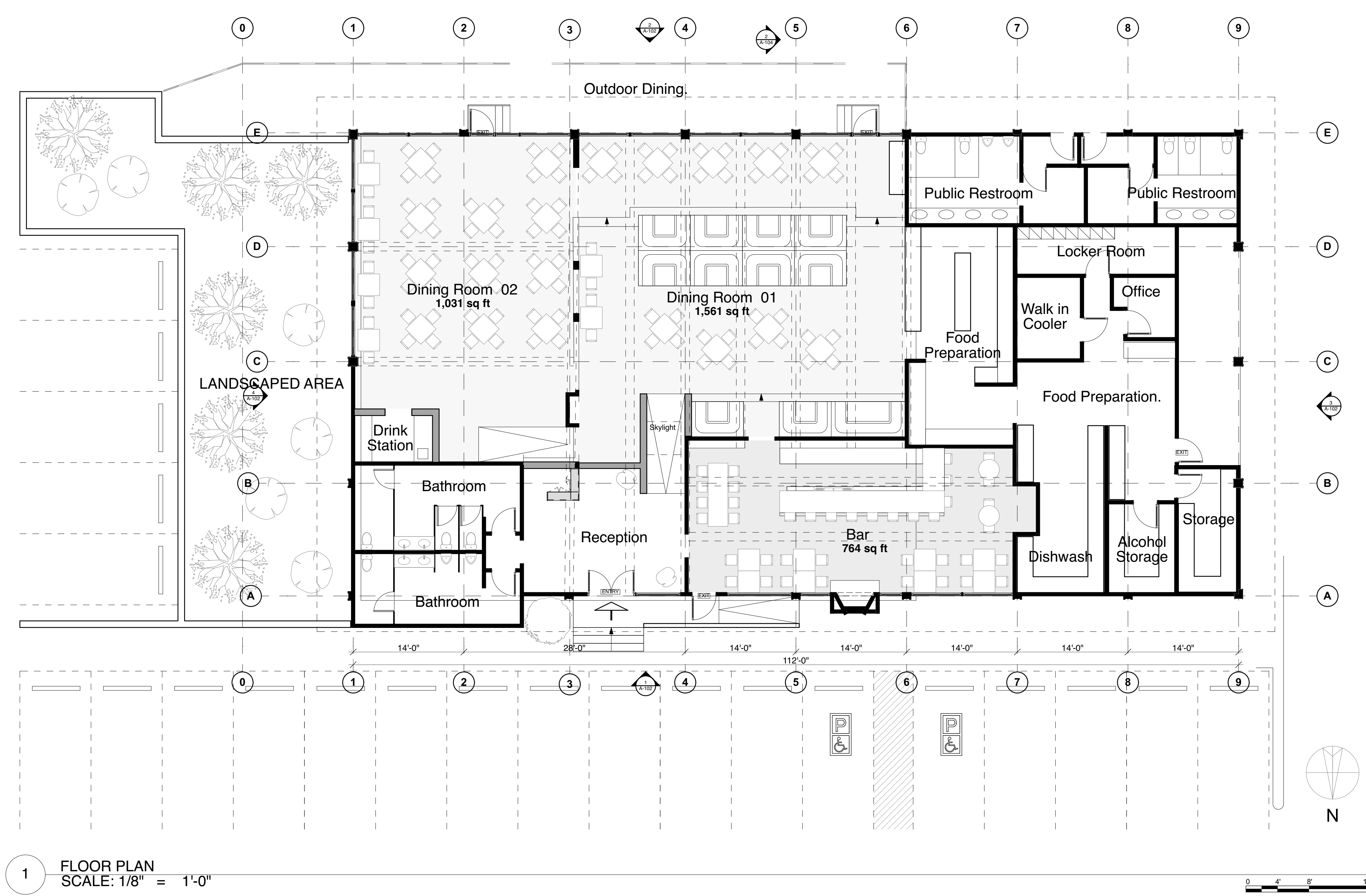
13950 Panay Way  
Marina Del Rey, CA 90292

MINARC			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGJALDSDOTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	PROJECT NO:		
	DRAWN BY:		
	CHK'D BY:		
	SCALE:		

SHEET TITLE SHEET #

Site Plan

A-100



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THIS PRELIMINARY DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL MECHANICAL, ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORM AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE TERMS OF THE GENERAL SCOPE INDICATED OR DESCRIBED THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION ALL COMPLETION OF THE WORK. DECISIONS OF THE DESIGNER AS THE TERMS OF THE WORK INCLUDED WITHIN THE SCOPE OF THE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

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DCB Submittal

Wednesday, June 15, 2022

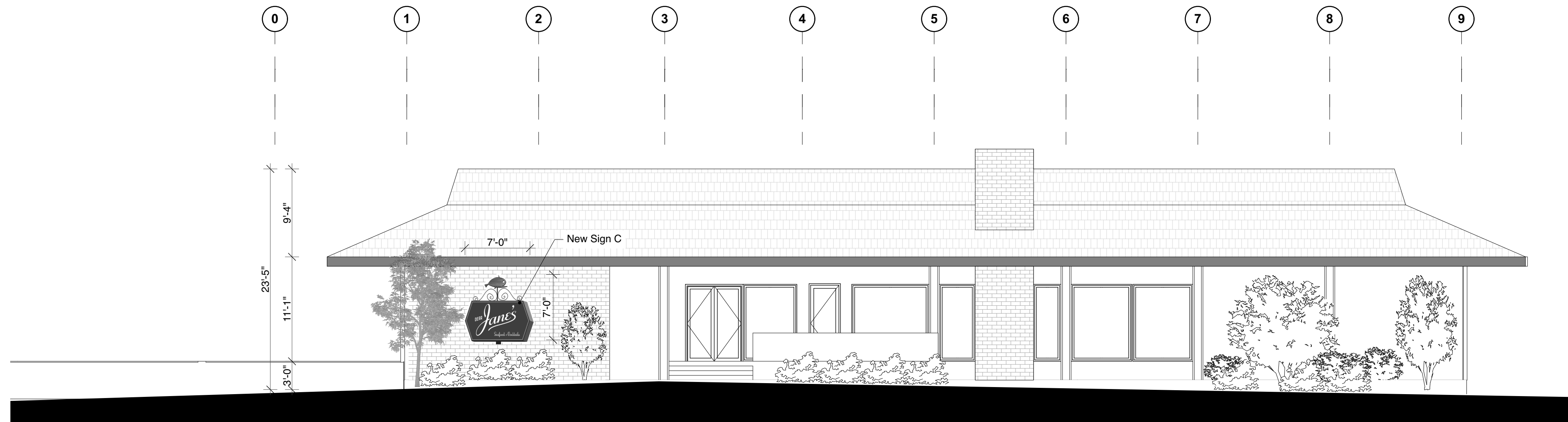
Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

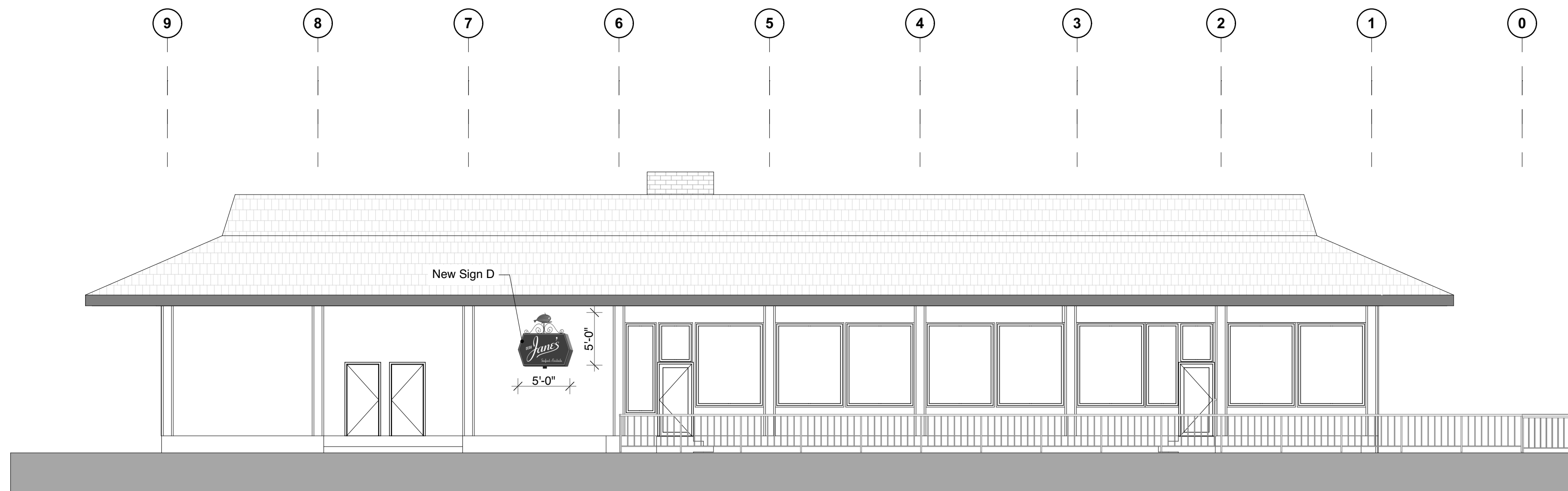
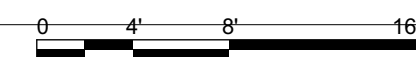
M I N A R C			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGJALDSDOTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	PROJECT NO:		
	DRAWN BY:		
	CHK'D BY:		
	SCALE:		

SHEET TITLE	SHEET #
First Floor Plan	A-101

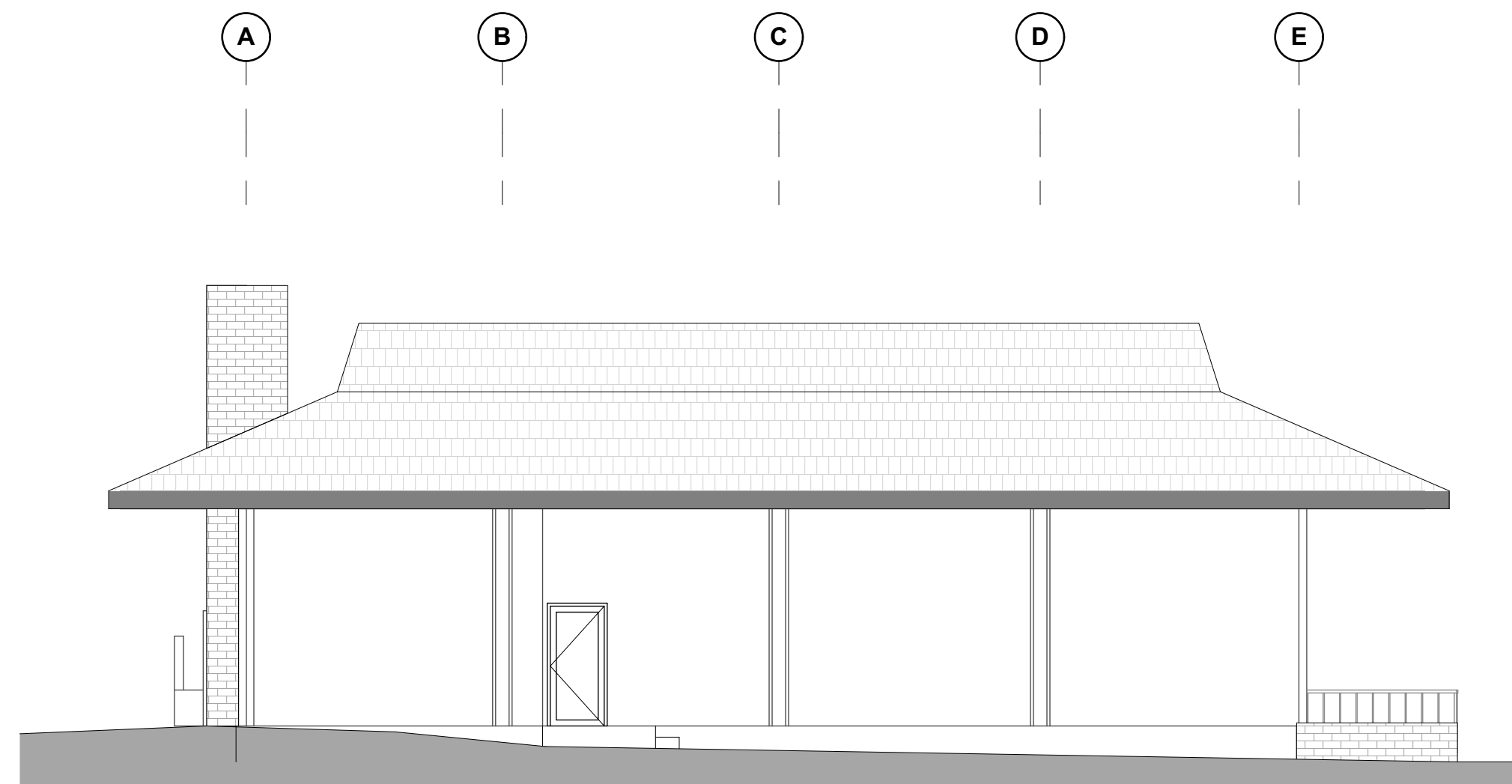
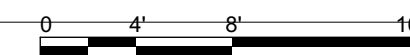




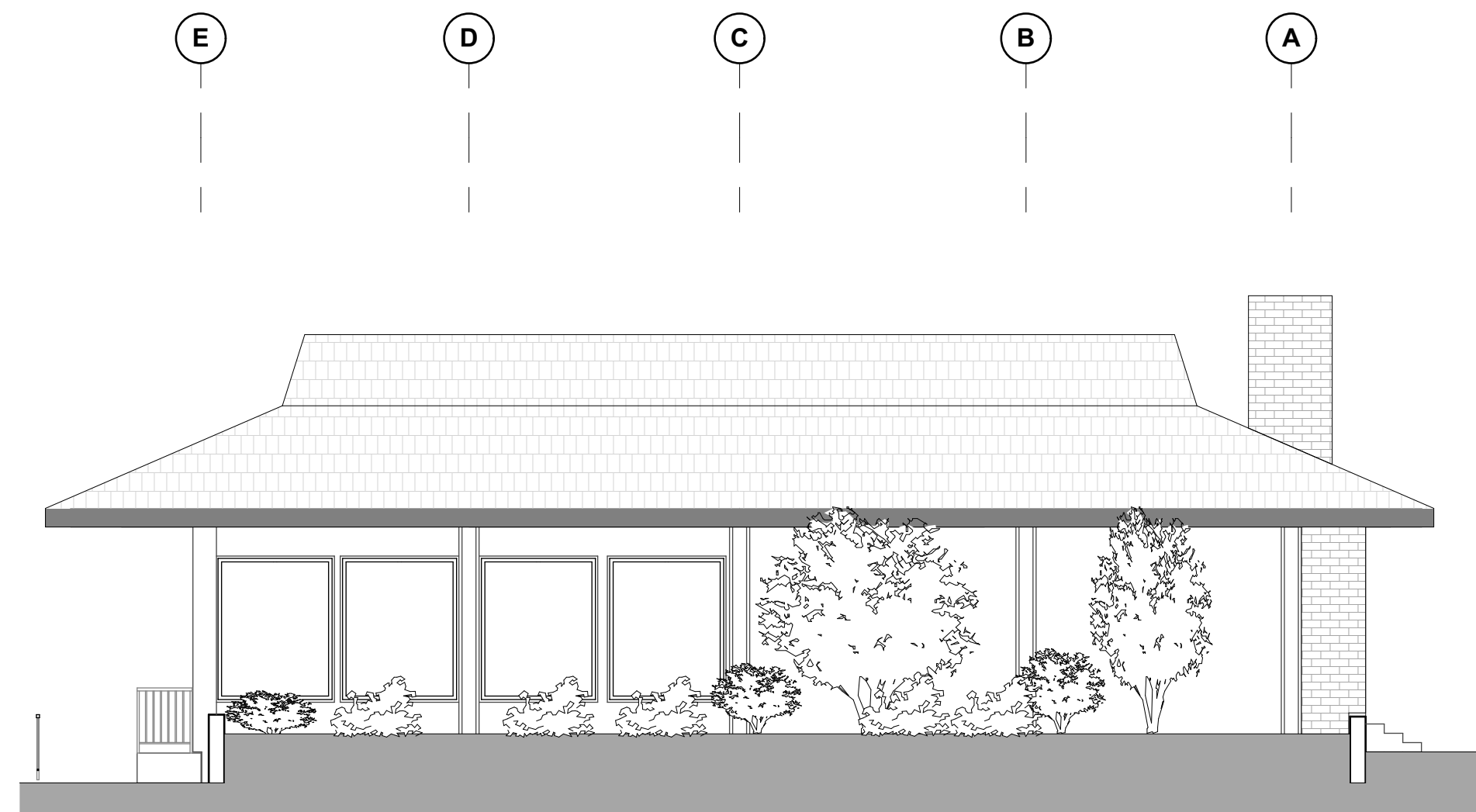
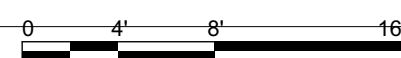
1 North Elevation  
SCALE: 1/8" = 1'-0"



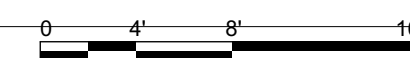
2 South Elevation  
SCALE: 1/8" = 1'-0"



3 West Elevation  
SCALE: 1/8" = 1'-0"



4 East Elevation  
SCALE: 1/8" = 1'-0"



## SCOPE DOCUMENT

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## DCB Submittal

Wednesday, June 15, 2022

## Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

M I N A R C			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGJALDSDOTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	DRAWN BY:	CHK'D BY:	SCALE:

SHEET TITLE	SHEET #
Elevations	A-102

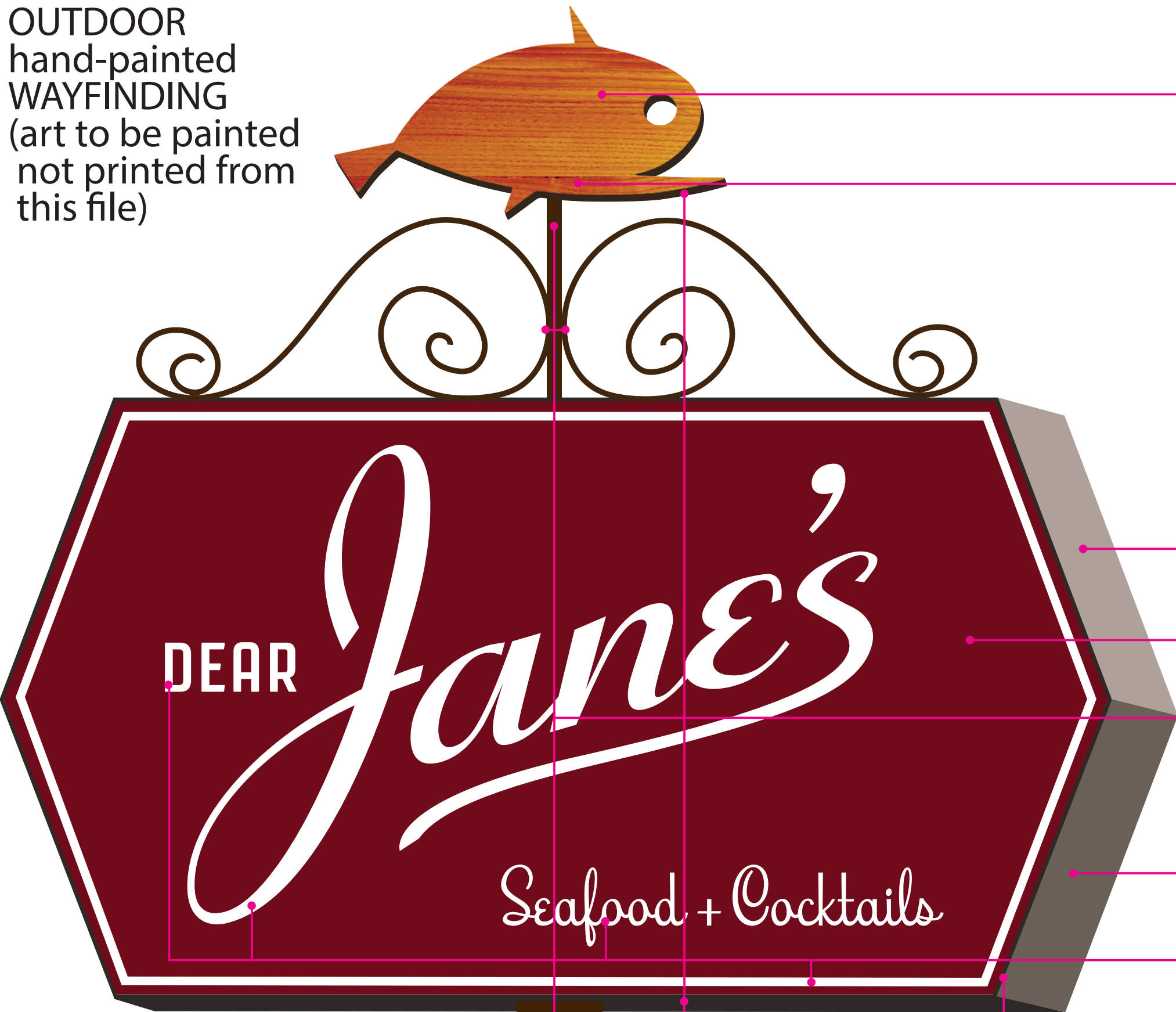
DEAR JANE'S  
OUTDOOR  
hand-painted  
WAYFINDING  
(art to be painted  
not printed from  
this file)

COLOR MARK-UP

WOODGRAIN  
TEXTURE - FISH

Match  
PMS 129

Match  
PMS 7417



- Match  
PMS 420
- Match  
PMS 207
- Match  
PMS 497
- Match  
PMS 423
- White
- Match  
PMS 426

DEAR JANE'S  
OUTDOOR  
hand-painted  
WAYFINDING  
(art to be painted  
not printed from  
this file)



PROPOSED SIGN DETAILS

SCOPE DOCUMENT

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DCB Submittal

Wednesday, June 15, 2022

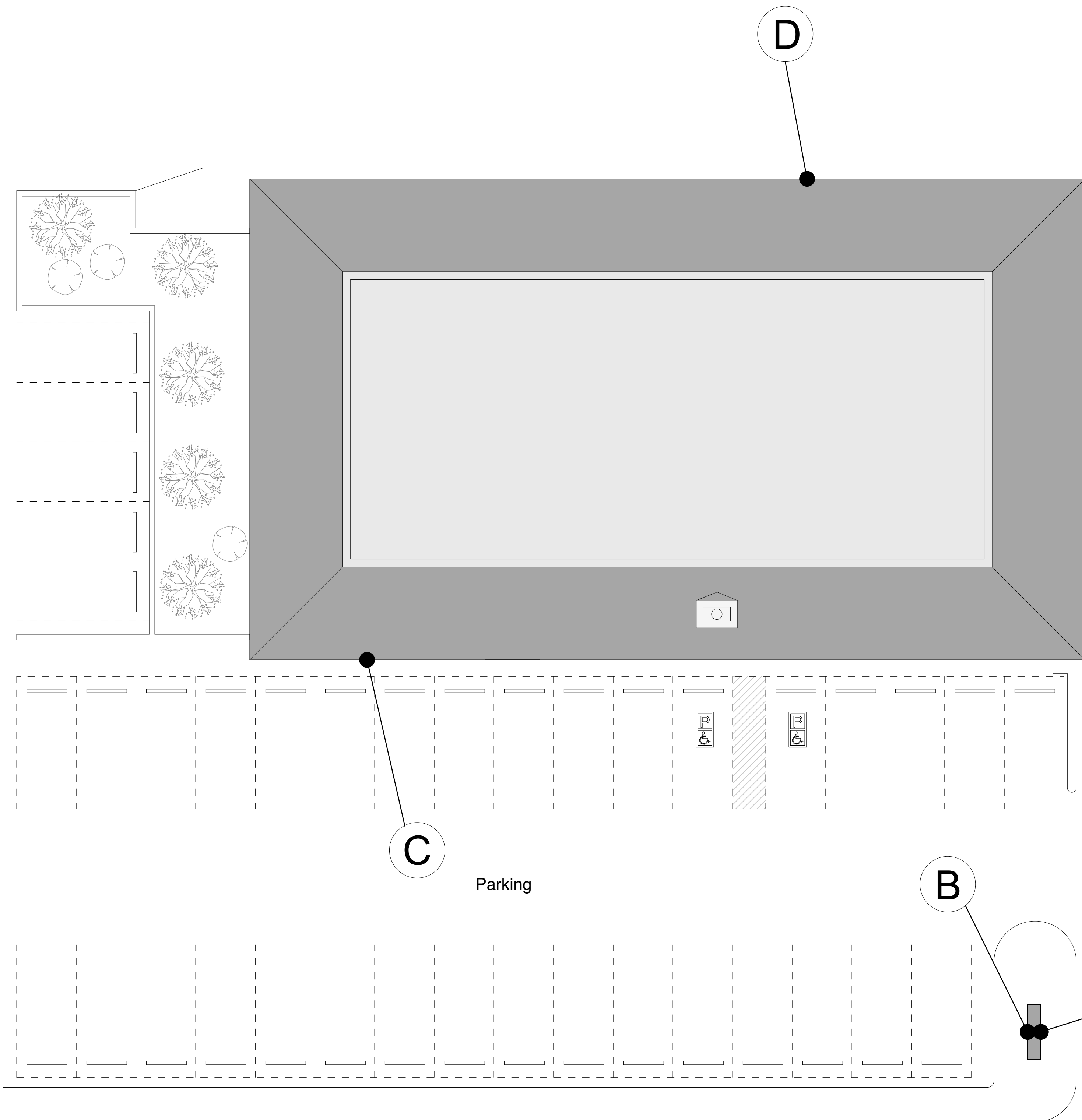
Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

M I N A R C			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGJALDSDOTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	PROJECT NO:		
	DRAWN BY:		
	CHK'D BY:		
	SCALE:		

SHEET TITLE	SHEET #
Sign Details	A-103





PROPOSED SIGNS		
A	=	5'-0" x 5'-0"
B	=	5'-0" x 5'-0"
C	=	7'-0" x 7'-0"
D	=	5'-0" x 5'-0"

1

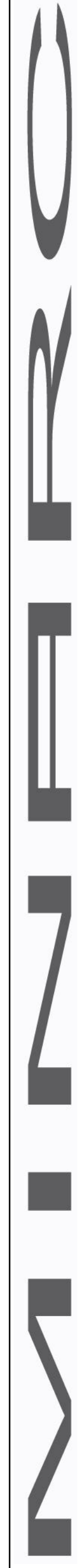
Signage Plan  
SCALE: 3/32" = 1'-0"

08'16'24'

SCOPE DOCUMENT

THIS PRELIMINARY DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL MECHANICAL, ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORM AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE TERMS OF THE GENERAL SCOPE INDICATED OR DESCRIBED THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION ALL COMPLETION OF THE WORK. DECISIONS OF THE DESIGNER AS THE TERMS OF THE WORK INCLUDED WITHIN THE SCOPE OF THE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

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DCB Submittal

Wednesday, June 15, 2022

Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

M I N A R C			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGIALDSDOTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	PROJECT NO:		
	DRAWN BY:		
	CHK'D BY:		
	SCALE:		

SHEET TITLE	SHEET #
Signage Plan	A-103A



SCOPE DOCUMENT

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New Signs  
A & B

PROPOSED SIGN ELEVATION



EXISTING SIGN ELEVATION

DCB Submittal

Wednesday, June 15, 2022

Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

M I N A R C			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGJALDSDÓTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	PROJECT NO:		
	DRAWN BY:		
	CHK'D BY:		
	SCALE:		
SHEET TITLE	SHEET#		
Sign Elevation A&B	A-103B		





EXISTING SOUTH ELEVATION

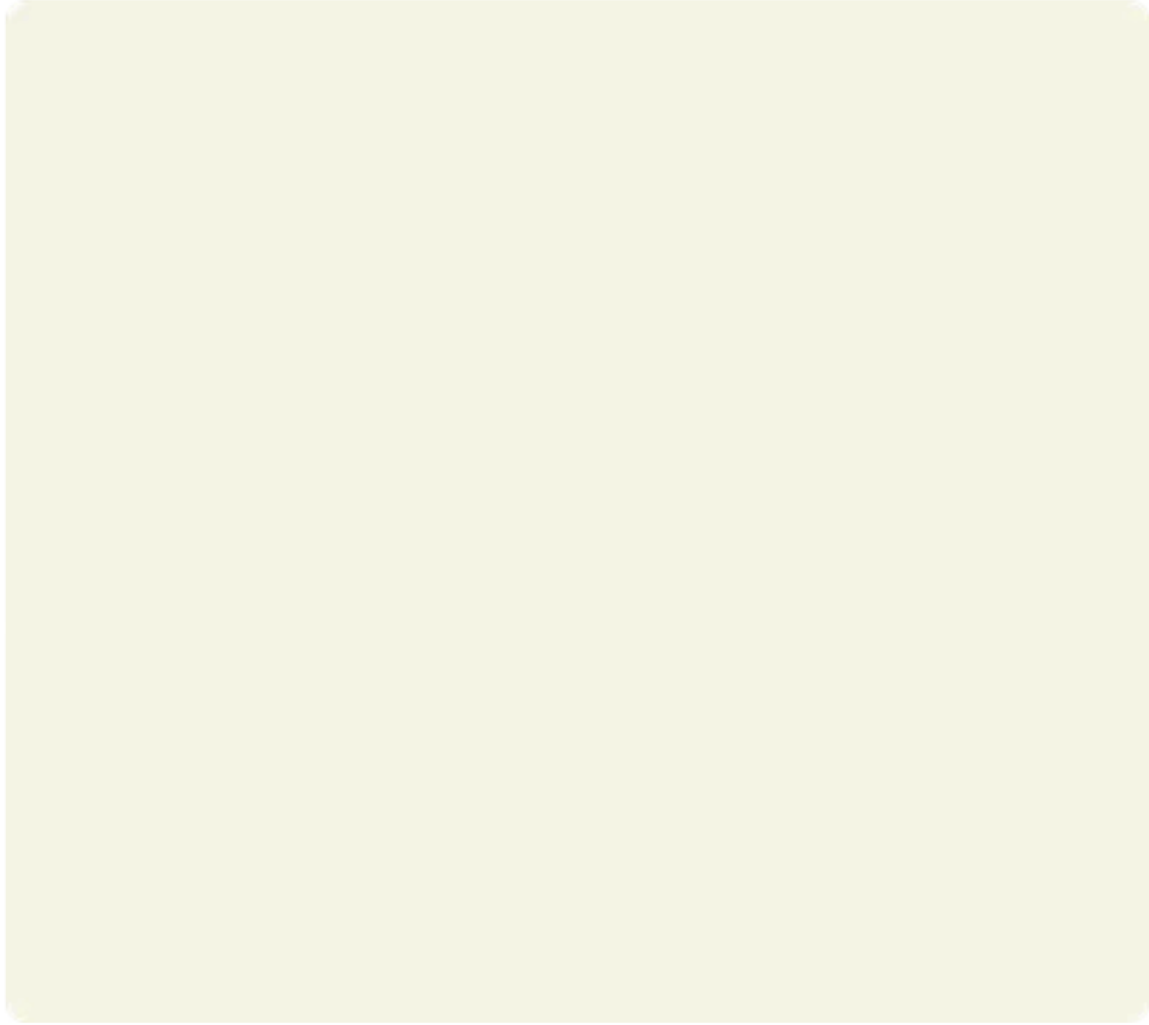


PROPOSED SOUTH ELEVATION

Note: No alterations or new landscaping proposed.

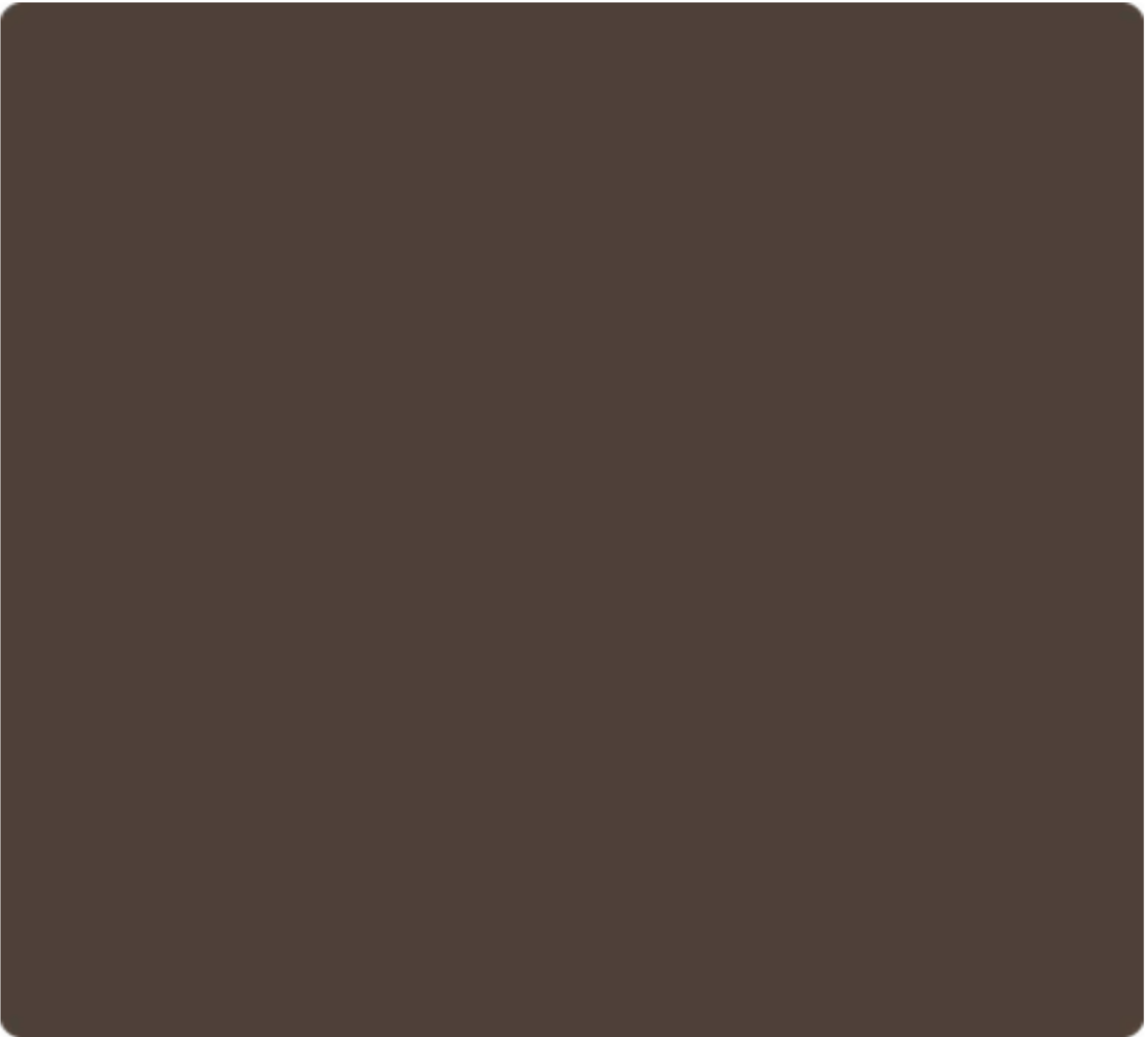
COLOR SAMPLES

967 CLOUD WHITE BY BENJAMIN MOORE



WALLS

1239 RURAL EARTH BY BENJAMIN MOORE



BEAMS, WINDOW TRIMS AND FACIA

SCOPE DOCUMENT

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MINARC

DCB Submittal

Wednesday, June 15, 2022

Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

MINARC			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGJALDSDOTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	DRAWN BY:	CHK'D BY:	SCALE:
SHEET TITLE			SHEET#
South Elevation			A-108





EXISTING NORTH ELEVATION

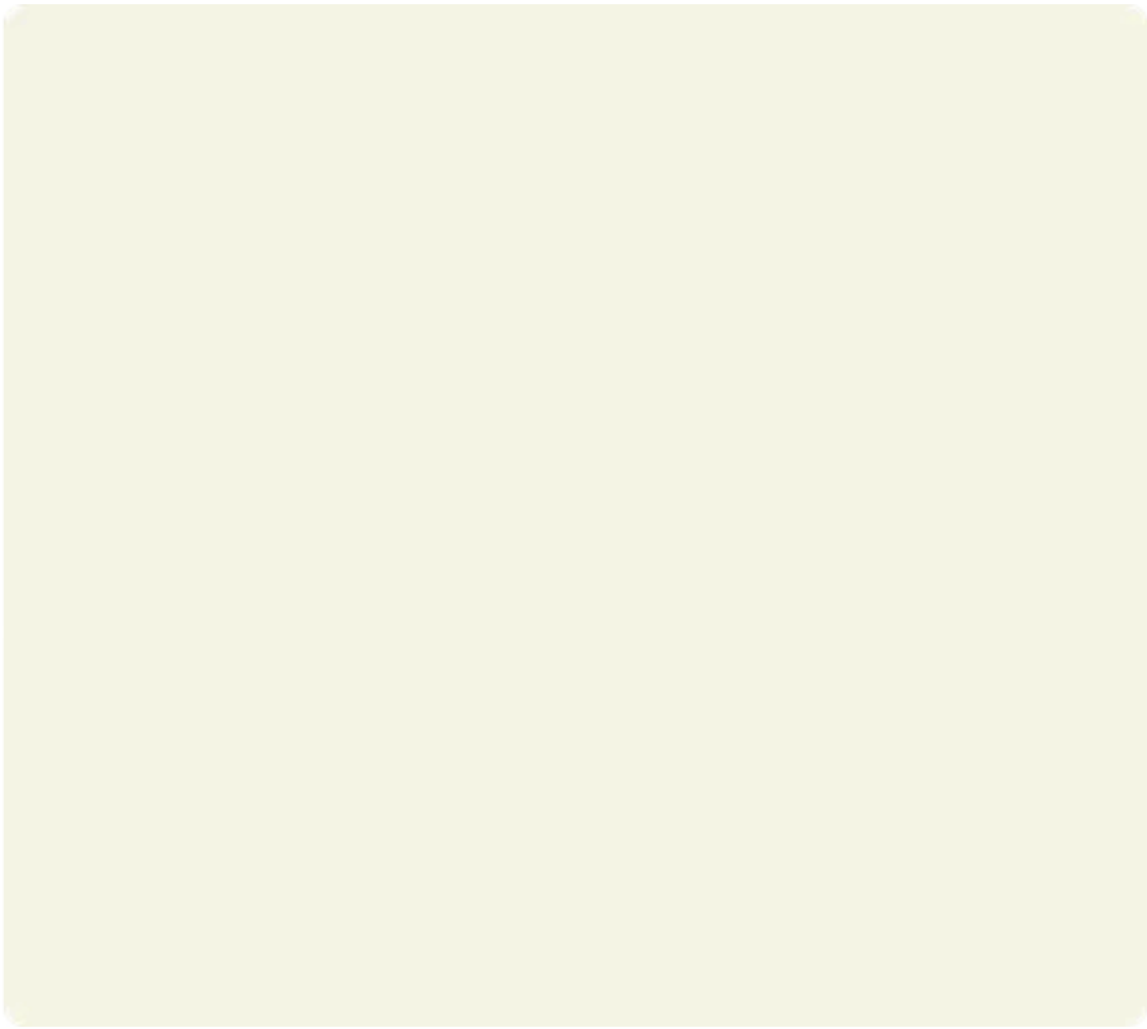


PROPOSED NORTH ELEVATION

Note: No alterations or new landscaping proposed.

COLOR SAMPLES

967 CLOUD WHITE BY BENJAMIN MOORE



WALLS

1239 RURAL EARTH BY BENJAMIN MOORE



BEAMS, WINDOW TRIMS AND FACIA

SCOPE DOCUMENT

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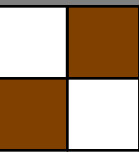
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DCB Submittal

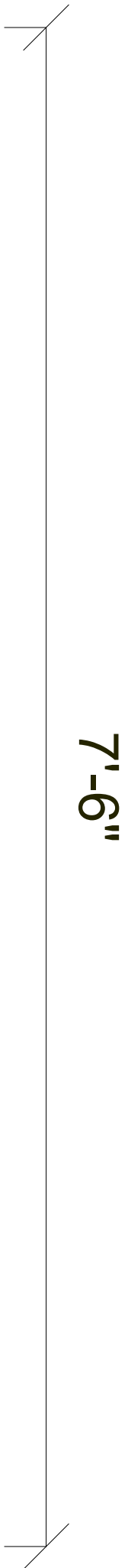
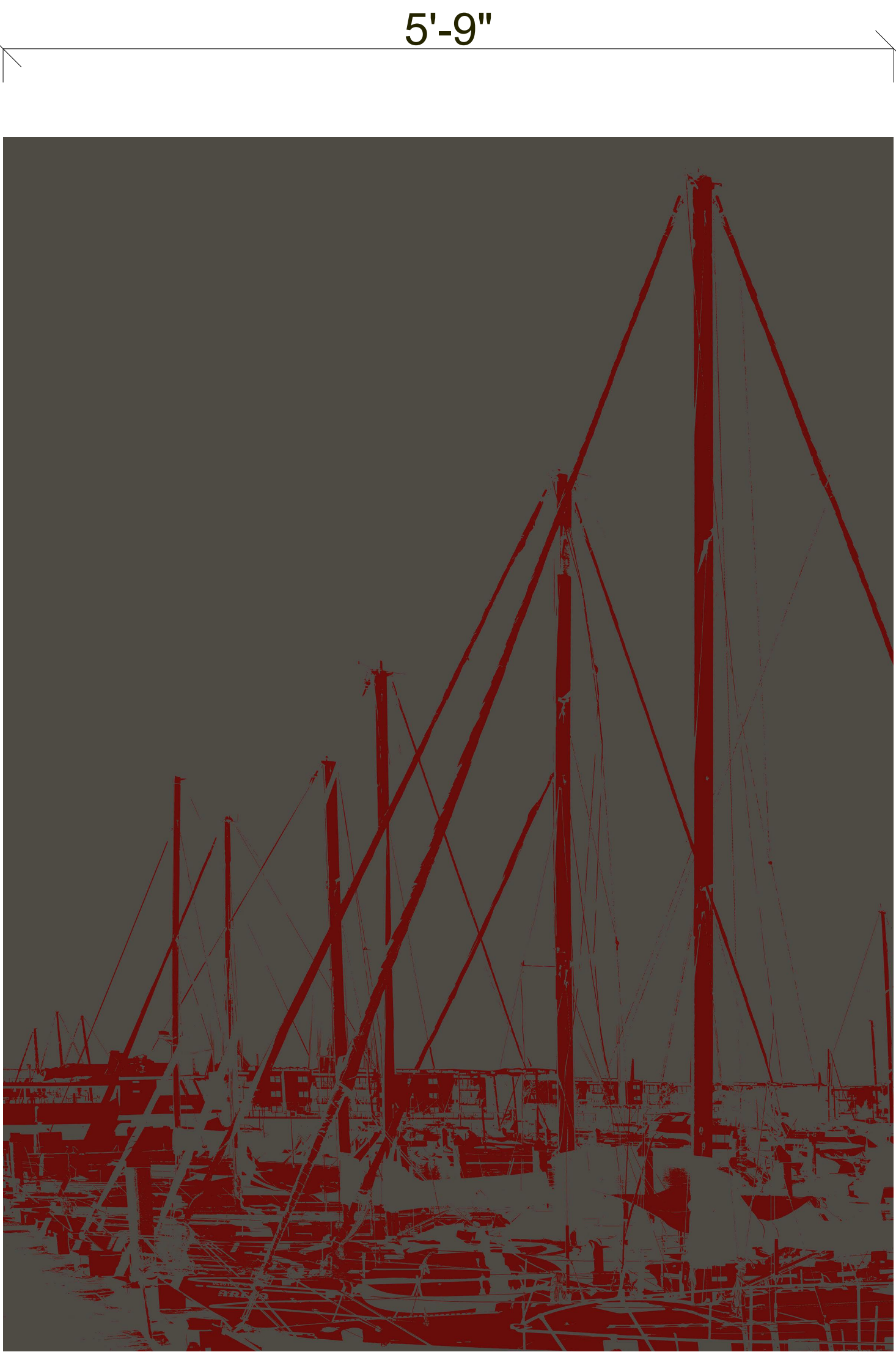
Wednesday, June 15, 2022

Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

M I N A R C  TRYGGVI THORSTEINSSON ASSOC. AIA  ERLA DOGG INGIALDSDOTTIR ASSOC. AIA  2324 MICHIGAN AVENUE SANTA MONICA CA 90404  310 998 8899 TEL 310 998 8894 FAX info@minarc.com			
	MARK	DATE	DESCRIPTION
	PROJECT NO:		
	DRAWN BY:		
	CHK'D BY:		
	SCALE:		
SHEET TITLE			SHEET#
	North Elevation		A-109





COLOR SAMPLES

Match  
PMS 423

Match  
PMS 207

PROPOSED VINYL FILM DETAILS

SCOPE DOCUMENT

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DCB Submittal

Wednesday, June 15, 2022

Dear Jane Restaurant

13950 Panay Way  
Marina Del Rey, CA 90292

MINARC			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DOGG INGJALDSDÓTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	PROJECT NO:		
	DRAWN BY:		
	CHK'D BY:		
	SCALE:		
SHEET TITLE	SHEET#		
Vinyl Film	A-110		





Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

July 20, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5B – PARCEL 44 – PACIFIC MARINA VENTURE, LLC/ RESTORE HYPER WELLNESS – DCB # 22-008 – CONSIDERATION OF NEW SIGNAGE**

Item 5B on your agenda is a submittal from Restore Hyper Wellness (Applicant) seeking approval for new signage at the Parcel 44 shopping center. The project is located at 4635 Admiralty Way.

## **PROJECT OVERVIEW**

### Background

On July 11, 2013, your Board approved the conceptual design of the shopping center redevelopment project with several conditions, one of which was to return to your Board post-entitlement for review of signage. On May 18, 2016, your Board approved the final design for this project, including architectural design, materials, landscaping, and lighting. Signage was not part of this final design approval. On July 18, 2018, your Board approved a master sign program for this shopping center with several conditions, including a requirement to return to your Board for review of all tenant signs.

### Existing Conditions

Parcel 44 consists of approximately 8.39 landside acres and 4.68 waterside acres. The landside portion has frontages on Admiralty Way, Mindanao Way, and Bali Way. Currently, Parcel 44 is developed as the "Boardwalk Marina del Rey" shopping center, which consists of eight new buildings (referred to as Buildings I through VIII) with a total area of 82,652 square feet. The site includes Marine Commercial, Boat Storage and Visitor-Serving/Convenience Commercial uses, in addition to two outdoor plazas with tiered stadium seating, waterfront views, and outdoor dining. Restore Hyper Wellness would be located within Building V.

### Proposed Project

The proposed project consists of installing two new tenant identification signs.





## **SIGNAGE**

### **Building Façade**

The Applicant proposes to install two identical front and reverse-lit wall-mounted tenant identification signs on the building façade. One sign would be installed above the storefront facing Admiralty Way and a second sign would be installed at the rear of the tenant space facing the Basin G. Each sign would read "Restore" in *Restore Blue* channel letters, and "Hyper Wellness" in *Restore Blue* push through letters attached to a white colored panel. Each sign would measure 8'-9" wide by approximately 2'-7" tall and would be installed approximately 16' above grade.

### **Illumination**

All signage would be illuminated from 5 p.m. until 11 p.m. or one hour after the last tenant closes, per the DCB approved sign program for the shopping center.

## **STAFF REVIEW**

Staff finds that the improvements do not alter the overall architectural style of the shopping center and are generally consistent with the Marina del Rey Design Guidelines. However, staff finds that the proposed wall signs do not conform with the approved Boardwalk Marina del Rey Shopping Center Master Sign Program (Program). The Program indicates that an awning sign composed of face lit channel letters centered on the awning, should be installed at the proposed locations. However, the Applicant proposes to install wall signs. In addition, the Program states that each tenant is allowed to install one sign per individual business entrance. Although there will not be an entrance to the business on the building façade facing Basin G, staff finds that the proposed design would not adversely impact the building façade aesthetic.

Following DCB approval, all signs are subject to review by the Los Angeles County Department of Regional Planning for conformity with the Marina del Rey Revised Permanent Sign Controls.

**Staff recommends APPROVAL of DCB #22-008, subject to 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, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 3) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**

Project Name Restore - Marina Del Rey

Description Channel Letters (Storefront)

Address 4655 Admiralty Way

City Marina Del Rey,

State/Zip CA 90292 Date 06/22/22

PID No. \_\_\_\_\_ Order Taken by \_\_\_\_\_

## Approval

Signature \_\_\_\_\_

Date \_\_\_\_\_

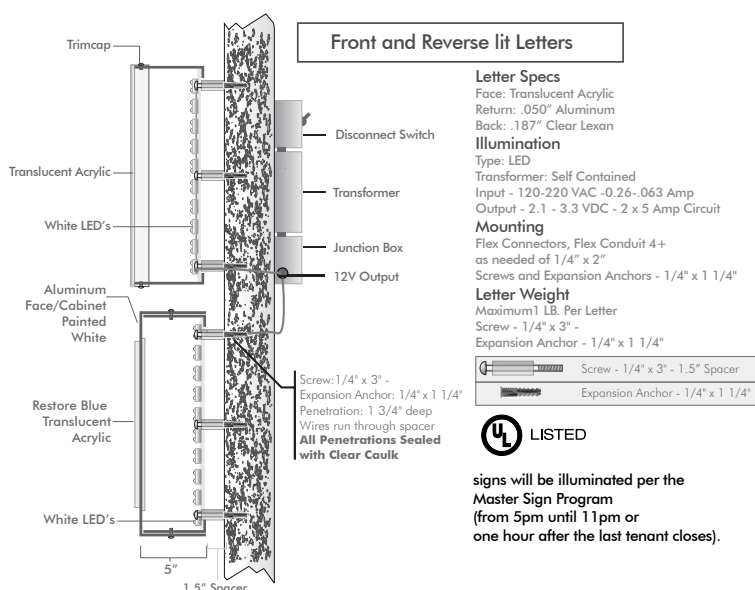
I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.



## Dimensions



## Side Detail



## Faces



White Can



Restore Blue Letters

## Returns & Trimcap



White



Project Name Restore - Marina Del Rey

Description Channel Letters (Rear Sign)

Address 4655 Admiralty Way

City Marina Del Rey,

State/Zip CA 90292 Date 06/22/22

PID No. \_\_\_\_\_ Order Taken by \_\_\_\_\_

## Approval

Signature \_\_\_\_\_

Date \_\_\_\_\_

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

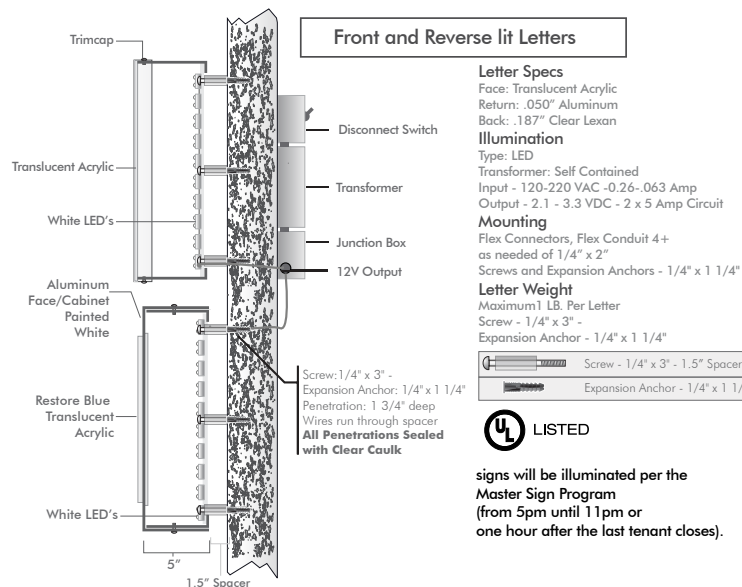


20' Storefront

## Dimensions



## Side Detail



## Faces



White Can



Restore Blue Letters

## Returns & Trimcap



White



Project Name Restore - Marina Del Rey  
Description Site Map

Address 4655 Admiralty Way  
City Marina Del Rey,  
State/Zip CA 90292 Date 06/22/22  
PID No. \_\_\_\_\_ Order Taken by \_\_\_\_\_

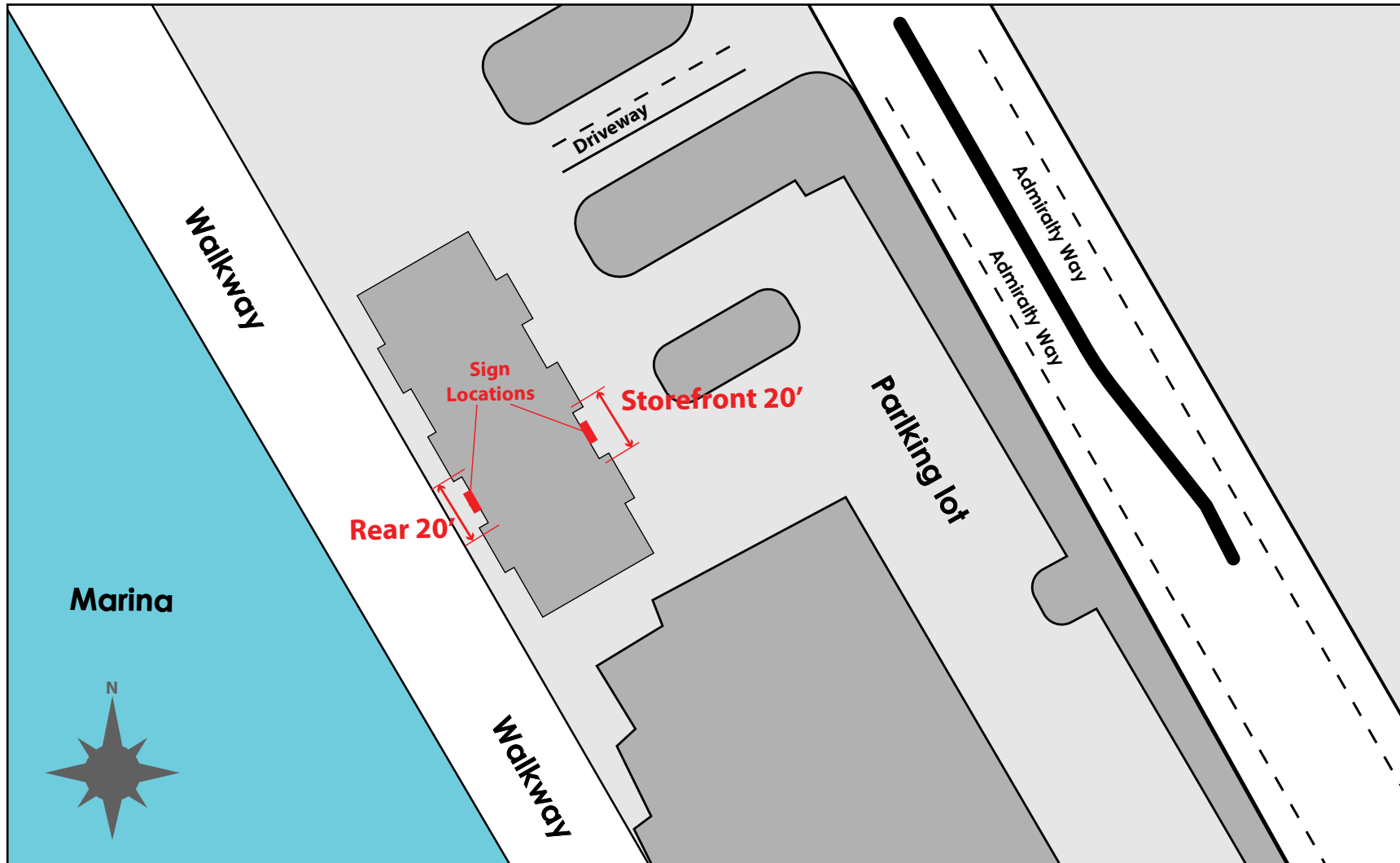
## Approval

Signature \_\_\_\_\_

Date \_\_\_\_\_

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

## Dimensions



## Face

This is an original protected drawing created by Nite-Lite Signs (Title 17 U.S. Code). It is submitted for your personal use in conjunction with a project being planned for you by Nite-Lite Signs and shall not be reproduced or disclosed for any purpose without written permission. Electric signs produced at Nite Lite Signs conform to UL 48 standards and display the Underwriters Laboratories(UL) label.





Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

July 20, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5C – ELECTION OF OFFICERS**

Item 5C on your agenda is the election of officers pursuant to the Design Control Board's (DCB) Statement of Aims and Policies (Statement) dated February 19, 1987. Specifically, the Statement provides that the DCB annually elects a chair and vice chair to preside over subsequent meetings until the next election the following year.

It is recommended that your Board conduct the elections and elect a chair and vice chair for the upcoming service year.

GJ:WO:pw





Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

July 20, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6A - ONGOING ACTIVITIES REPORT**

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

On June 14, 2022 the County of Los Angeles Board of Supervisors (BOS) retroactively waived the \$500 beach use permit fee, the \$690 Docks H301-305 fee and the \$716.55 gross receipts fee at Burton W. Chace Park, excluding the cost of liability insurance, for the Marina del Rey Anglers' 46th Annual Halibut Derby, held June 4 and 5, 2022.

On July 12, 2022, the BOS took several actions with regard to Marina del Rey (MdR), including approval of an amendment to the lease for Parcel 130 in Marina del Rey (Tony P's) which extended that lease for three years with two optional years at County's discretion. The BOS also approved a lease amendment to the lease for Parcel 132 in MdR (California Yacht Club), which extended that lease for three years with two optional years at County's discretion. At its July 12, 2022 meeting, the BOS also approved a motion entitled Aligning Marina del Rey with Los Angeles County Priorities for Equity and Inclusion, which directed the Department to report back to the BOS with recommendations regarding a holistic long-term land use plan for the County-owned land and water assets in MdR, in light of identified urgent County needs, the County Guiding Equity Principles, and the 2014 MdR Visioning Statement.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items related to Marina del Rey were on the June 2022 Regional Planning Commission's agenda.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items related to Marina del Rey were on the June 2022 California Coastal Commission agenda.

**FUTURE MAJOR DESIGN CONTROL BOARD ITEMS**

The Department conducted a periodic review and update of the Marina del Rey Design Guidelines, which can be found at DBH's website at the following link: [http://file.lacounty.gov/SDSInter/dbh/docs/1017705\\_MdR\\_DesignGuidelines.pdf](http://file.lacounty.gov/SDSInter/dbh/docs/1017705_MdR_DesignGuidelines.pdf). A draft of the updated guidelines was last presented to your Board on May 18, 2022. The item was continued to provide adequate time for your Board to review the document and





provide comments to staff. Staff has addressed the comments received and an updated draft will be presented to the Board on July 20, 2022.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The April 2022 Small Craft Harbor Commission meeting minutes are pending, and the May and June 2022 Small Craft Harbor Commission meetings were cancelled. Minutes for the special meeting of the Small Craft Harbor Commission held on June 29, 2022 are pending.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

GJ:WO:da  
Attachments (1)

**Marina del Rey Redevelopment Projects Report  
As of July 14, 2022**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>113</b> -- Mariner's Village	Mark Wagner	<ul style="list-style-type: none"> <li>* Renovation of 981 apartments</li> <li>* Improvements to promenade</li> </ul>	<p><b>Massing</b> – Existing buildings to remain.</p> <p><b>Parking</b> – Existing parking to remain.</p>	<p><b>Proprietary</b> – Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable units.</p> <p><b>Regulatory</b> – The Regional Planning Commission approved an after-the-fact Coastal Development Permit (CDP) for the previous removal of waterbird nests. The appeal of that CDP was approved by the Coastal Commission in September 8, 2021. Lessee is tentatively scheduled to present at the Marina del Rey Design Control Board meeting scheduled for January 19, 2022. Lessee's presentation at Jan 19, 2022's DCB meeting was continued to allow more time to review the proposal. Staff scheduled ex-parte meetings with Meg Coffee and Chair Cho. Lessee's design plans were approved at the March 2022 DCB meeting.</p>





(424) 526-7777 ♦ 13837 Fiji Way, Marina del Rey, CA 90292 ♦ [beaches.lacounty.gov](http://beaches.lacounty.gov)

Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

July 20, 2022

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

**BURTON CHACE PARK YOGA CLASS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Sundays  
9:30 a.m. – 10:30 a.m.

Join the Department of Beaches and Harbors (Department) and instructor Anastasia for a yoga session at the water's edge and connect with nature and community. Classes are offered to all, regardless of age or ability for \$10 per class. Children should be able to follow along or sit quietly with a parent/guardian. Students must bring their own mats and water bottles. Please pre-register for each class by emailing [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

For more information: Call (424) 526-7910 or visit [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

**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 is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Call (424) 526-7910 to RSVP or email to [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

For more information: Call (424) 526-7910 or visit [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)



**BURTON CHACE PARK ZUMBA CLASS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Tuesdays and Thursdays  
3:30 p.m. – 4:30 p.m.

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

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

**DRAWING & PAINTING CLASS**

In-Person and online class via Zoom  
Wednesdays  
5:00 p.m. – 6:30 p.m.

The Department is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. In-person classes are limited to ten people and supplies are provided. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

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

**SUNSET SERIES REGATTAS 2022**

Marina del Rey  
Wednesdays through September 7, 2022  
6:00 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 6:00 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information: Visit [calyachtclub.com/regattas](http://calyachtclub.com/regattas)

**BEACH EATS**

Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Thursdays through October 27, 2022  
5:00 p.m. – 9:00 p.m.

The Department hosts a gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods and desserts. The weekly assortment of food trucks will vary



along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more. Paid parking is available for 25 cents for every 10 minutes.

For more information: Call (424) 526-7900 or visit [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

**MARINA DEL REY FARMERS' MARKET**

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

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

For more information: Call (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**MARINA DEL REY WATERBUS**

Through September 5, 2022

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

**WaterBus Schedule:**

Fridays:	2:00 p.m. – 10:00 p.m.
Saturdays:	12:00 p.m. – 10:00 p.m.
Sundays:	12:00 p.m. – 9:00 p.m.

**Holiday Schedule**

Labor Day:	11:00 a.m. – 9:00 p.m.
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For more information: Visit [marinawaterbus.com](http://marinawaterbus.com) or call (310) 628-3219

**MARINA MOVIE NIGHTS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Select Saturdays through September 23, 2022  
Movie start time: 8:00 p.m.

The Department presents the return of Marina Movie Nights at Burton Chace Park. This summer pack your picnic baskets and bring the family out to the park on Saturday nights to enjoy free outdoor movie screenings under the stars.

Movie Lineup:

July 23	<i>Clueless</i>
August 6	<i>Dirty Dancing</i>
August 13	<i>Parent Trap</i>
August 20	<i>The Conjuring (R-rated)</i>
September 3	<i>Iron Man</i>
September 10	<i>Encanto</i>
September 17	<i>Coco</i>
September 24	<i>The Wizard of Oz</i>

For more information: Call (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**BEACH SHUTTLE**

Through September 25, 2022

Saturdays from 10:00 a.m. – 10:00 p.m.

Sundays and Labor Day from 10:00 a.m. – 8:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Beach Pier, and enjoy the surf, sand and surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates during the summer months only on weekends and Labor Day.

For more information: Call (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**FISHERMAN'S VILLAGE CONCERT SERIES**

13755 Fiji Way ♦ Marina del Rey

Sponsored by Pacific Ocean Management, LLC

Sundays

2:00 p.m. – 5:00 p.m.

July 24

Chazzy Green "The Funky Sax Man" (Jazz/Funk)

July 31

Elements (R&B)

For more information: Call Pacific Ocean Management at (310) 306-0400



**W.A.T.E.R PROGRAM SUMMER SAILING CLASSES**

Boathouse - Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

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

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

**2022 SUMMER SESSION:**

Beginning: August 8 –12

Intermediate/Advanced: July 25 – 29

Advanced: August 1 – 5

Time: 10:00 a.m. – 4:00 p.m.

Ages: 11 - 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: Beginning and Intermediate

Fee: \$355 per 5-day session

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

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

**OLD FASHIONED DAY IN THE PARK**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Sunday, July 24, 2022

10:00 a.m. – 3:00 p.m.

Relive the days of spirited yachts and classy cars at the 44<sup>th</sup> Annual Old Fashioned Day in the Park, sponsored by the Classic Yacht Association. The event is free and open to the public.

For more information: Contact [rickofoto@gmail.com](mailto:rickofoto@gmail.com)

**2022 FREE MARINA DEL REY SUMMER CONCERT SERIES**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Concert start time: 7:00 p.m.

**Pop Saturdays**

July 30 - Las Cafeteras

August 27 - Blind Boys of Alabama

**Symphonic Thursdays**

August 4 - A Night Celebrating Music in Film

For more information: Call (424) 526-7900 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**KILLER RIDES**

Killer Shrimp Restaurant ♦ 4211 Admiralty Way ♦ Marina del Rey

Sunday, July 31, 2022

10:00 a.m. – 1:00 p.m.

Killer Shrimp Restaurant & Bar opens its parking lot to hot rod, classic car, and motorcycle displays. Free admission.

For more information: Call (310) 578-2250 or visit [info@killershrimp.com](mailto:info@killershrimp.com)

**MARINA DRUM CIRCLE**

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Sundays

August 14 - October 16, 2022

Sessions: 11:30 a.m. – 1:00 p.m. and 1:30 p.m. – 3:00 p.m.

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

For more information: Visit [marinadelrey.com](http://marinadelrey.com) or call 424-526-7900

**DANCE MDR**

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Fridays

September 2 – 30, 2022

7:00 – 9:00 p.m.

Learn new dances and dance the night away under the stars at Burton Chace Park. Some of L.A.'s top DJs and local bands play live while you learn new moves in different dance styles – from Samba and Bollywood, to Salsa and Disco for FREE.

For more information: Visit [marinadelrey.com](http://marinadelrey.com) or call 424-526-7900