



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Chief Deputy Director

**Carol Baker**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

### \*SPECIAL MEETING\*

Tuesday, December 13, 2022, 1:30 p.m.

#### NOTICE

In accordance with Government Code § 54953 permitting the convening of public agency meetings in light of the Covid-19 pandemic, all regularly scheduled Design Control Board meetings will convene as virtual (online) meetings and by teleconference as determined by the Board.

#### 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.

#### AUTHORITY TO HOLD THE MEETING BY TELECONFERENCE

The Design Control Board meeting is continuing to be held via teleconference consistent with the Board of Supervisors' findings on December 6, 2022, that 1) in accordance with Assembly Bill (AB) 361 Section 3 (e)(3), California Government Code Section 54953 (e)(3), that it reconsidered the circumstances of the State of Emergency due to the COVID-19 pandemic and that the State of Emergency remains active; and 2) that local officials continue to recommend measures to promote social distancing.



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

2. **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.*

3. **Old Business**

A. Parcel 18 – Dolphin Marina Apartments – DCB # 21-002-C – Consideration of exterior improvements and new signage

4. **New Business**

A. Parcel 102 – Equity Residential / Marina 41 Apartments – DCB #22-012 – Consideration of exterior improvements

B. Parcel 44 – Pacific Marina Venture, LLC / Planta Cocina – DCB #22-013 – Consideration of exterior improvements and new signage

C. Parcel 95 – Gold Coast West, LLC / Coco Beach Bar and Grill – DCB #22-014 – Consideration of exterior improvements and new signage

5. **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

6. **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.*

7. **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.



# Location of December 13, 2022 DCB Items



Old Business

4A – Parcel 18 – Dolphin Marina

New Business

5A – Parcel 102 – Marina 41 Apartments

5B – Parcel 44 – Boardwalk Marina del Rey / Planta Cocina

5C – Parcel 95 – Marina West Shopping Center / Coco Beach Bar & Grill



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Director

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Chief Deputy Director

**Carol Baker**  
Deputy Director

December 13, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 3A – PARCEL 18 – DOLPHIN MARINA APARTMENTS – DCB # 21-002-C – CONSIDERATION OF EXTERIOR IMPROVEMENTS AND NEW SIGNAGE**

Item 3A on your agenda is a submittal from Goldrich Kest (Applicant), seeking approval for exterior improvements and new signage at the Parcel 18 leasehold, which includes the Dolphin Marina Apartments residential community. The project is located at 13900 Panay Way.

## **PROJECT OVERVIEW**

### Background

On June 16, 2021, your Board reviewed and approved a final renovation plan for the site, which consisted of new roofing, windows, sliding glass doors, guardrails, patio walls, topping slabs, main entry enhancements, lighting, landscaping, and repainting. In addition, exterior improvements would also consist of sidewalk, curb, roadway, and courtyard enhancements. On April 20, 2022, your Board reviewed and approved final exterior paint colors and balcony railings for the site. The Applicant has returned to your Board for a review of new signage and a building facade graphic.

### Existing Conditions

Parcel 18, which consists of approximately 7.7 landside acres, is bordered to the west by Parcel 15 (AMLI) and Parcel 20 (Capri) residential communities, to the east by the main channel, to the north by Basin D, and to the south by Basin C. Parcel 18 is improved with an apartment complex, Dolphin Marina Apartments, consisting of 204 residential units, a 320-slip anchorage, and a waterfront promenade. The parcel's public promenade spans the perimeter of the property, facing Basins C, D, and the main channel. Dolphin Marina St. Tropez Apartments, Monte Carlo Apartments, and a vacant restaurant building are also located on Parcel 18, however they are not included in the scope of the proposed project.





### Proposed Project

The proposed project consists of installing new signage and decorative building façade treatments.

## **BUILDING DESIGN**

### Exterior Finishes, Color, and Materials

The Applicant proposes to include a painted graphic on the entryway building façade, behind a newly proposed logo sign. The graphic would be composed of Sherwin Williams *Endless Sea 9150* and *Inky Blue 9149* color tones. The Applicant also proposes to install a series of feature panels at the main entry to the site. Each powder coated aluminum panel would be wall mounted and each panel would measure 1" tall with a depth of 2" and varying widths. Each panel would be painted Sherwin Williams *Endless Sea 9150* blue.

## **SIGNAGE**

### Building Façade

The Applicant proposes to install one trimless, back-lit, aluminum, wall-mounted tenant identification logo sign on the building façade, facing Panay Way. The logo would be painted and power-coated using Sherwin Williams *Salty Dog 9177*, *Inky Blue 9149*, and *Pantone 664C* color tones. The 3" thick logo would be mounted to the wall with standoffs to achieve a halo effect and all electrical components would be housed inside the sign cabinet. The sign would measure 3'-8<sup>3</sup>/<sub>8</sub>" wide by 2'-5<sup>5</sup>/<sub>8</sub>" tall and would be installed approximately 24' above grade.

### Main Entrance

The Applicant proposes to install one 2" deep, face lit, painted aluminum channel letter sign, with ½" clear acrylic faces, at the main entrance of the apartment complex. The sign would be installed onto a 1" tall raceway and the letter returns would be painted Sherwin Williams *Salty Dog 9177*. All electrical components would be housed inside the sign cabinet and the sign would read "Dolphin Marina". The sign would measure 1'-3½" tall by 25'-6¾" wide and would be installed approximately 7'-6" above the sidewalk finish grade.

### Illumination

All signage would be illuminated from 5pm to 6am and would be on an astronomical timeclock.

## **STAFF REVIEW**

Staff finds that the Applicant has selected a color palette that is representative of the Marina del Rey Design Guidelines Design Objective 1b, which encourages development designs that complement the surrounding waterfront environment. In addition, staff finds that the proposed signage has a contemporary modern design aesthetic that conveys a positive first impression (DG. 163). Furthermore, the signage reflects the overall design and architectural style of the Design Control Board approved renovation plans from June 16, 2021 and April 20, 2022. 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 #21-002-C, 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:pn





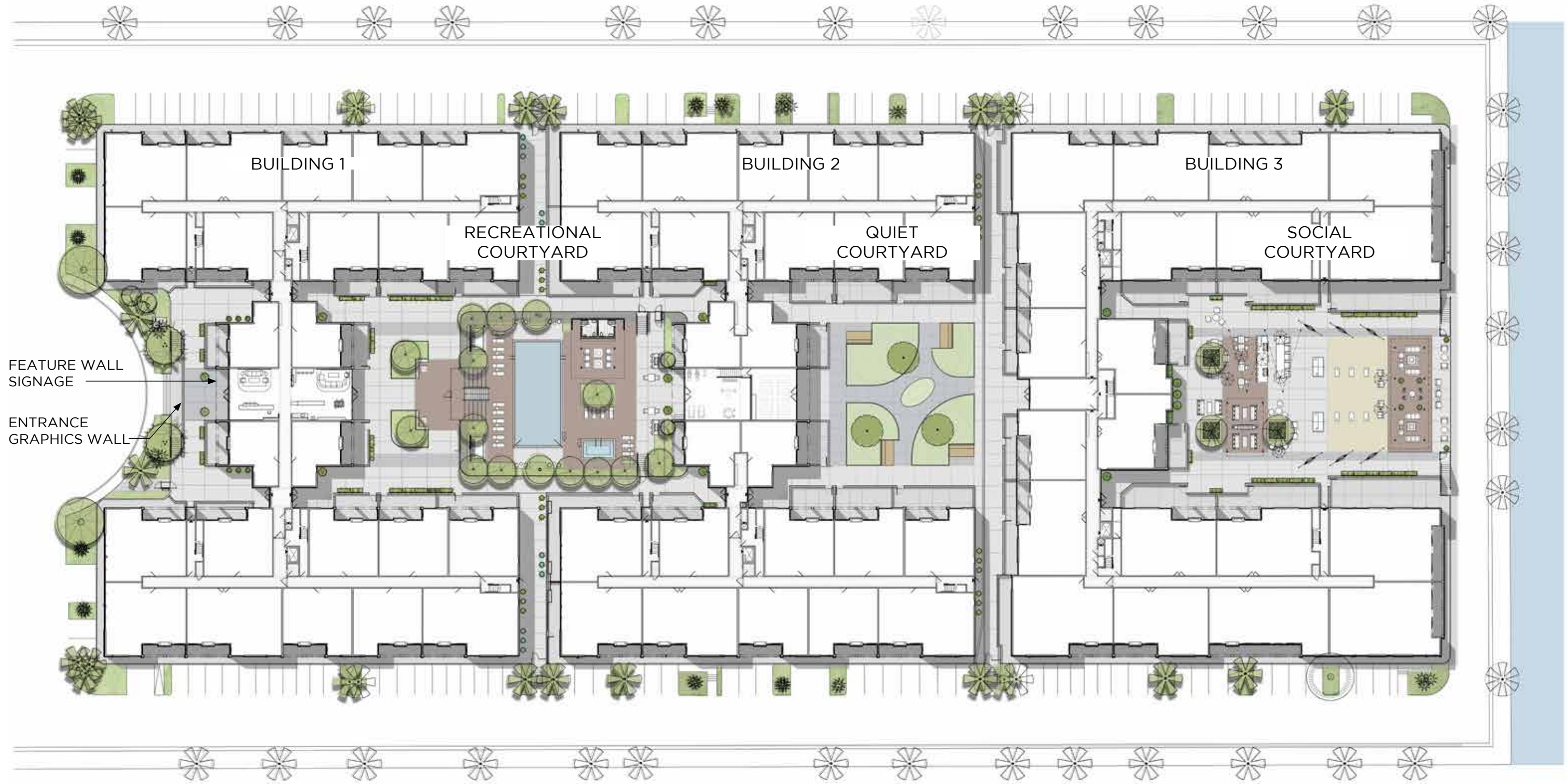
12/21/2022  
PHASE II SIGNAGE PRESENTATION

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

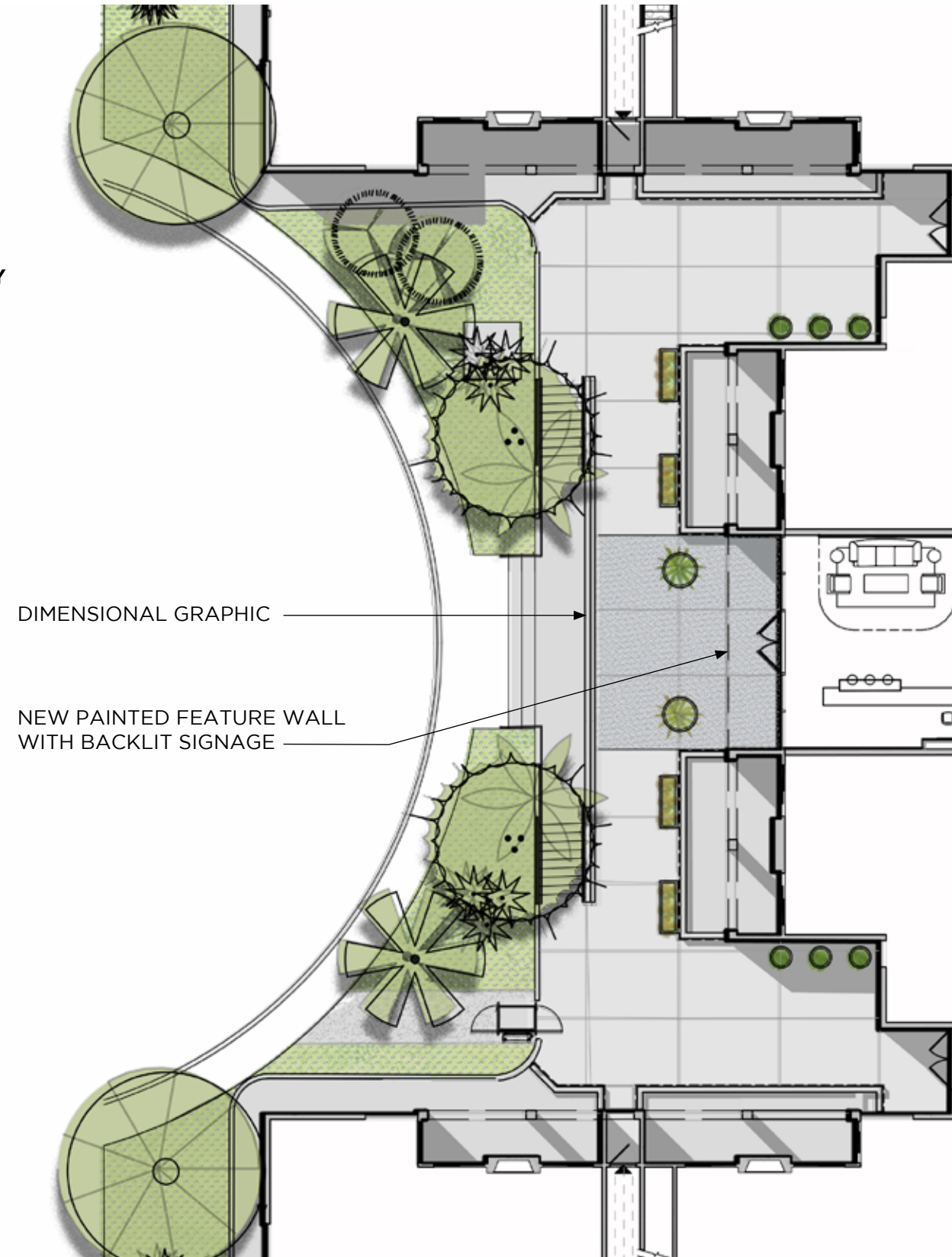








PANAY WAY



DIMENSIONAL GRAPHIC

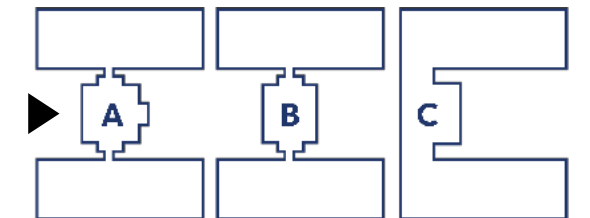
NEW PAINTED FEATURE WALL WITH BACKLIT SIGNAGE



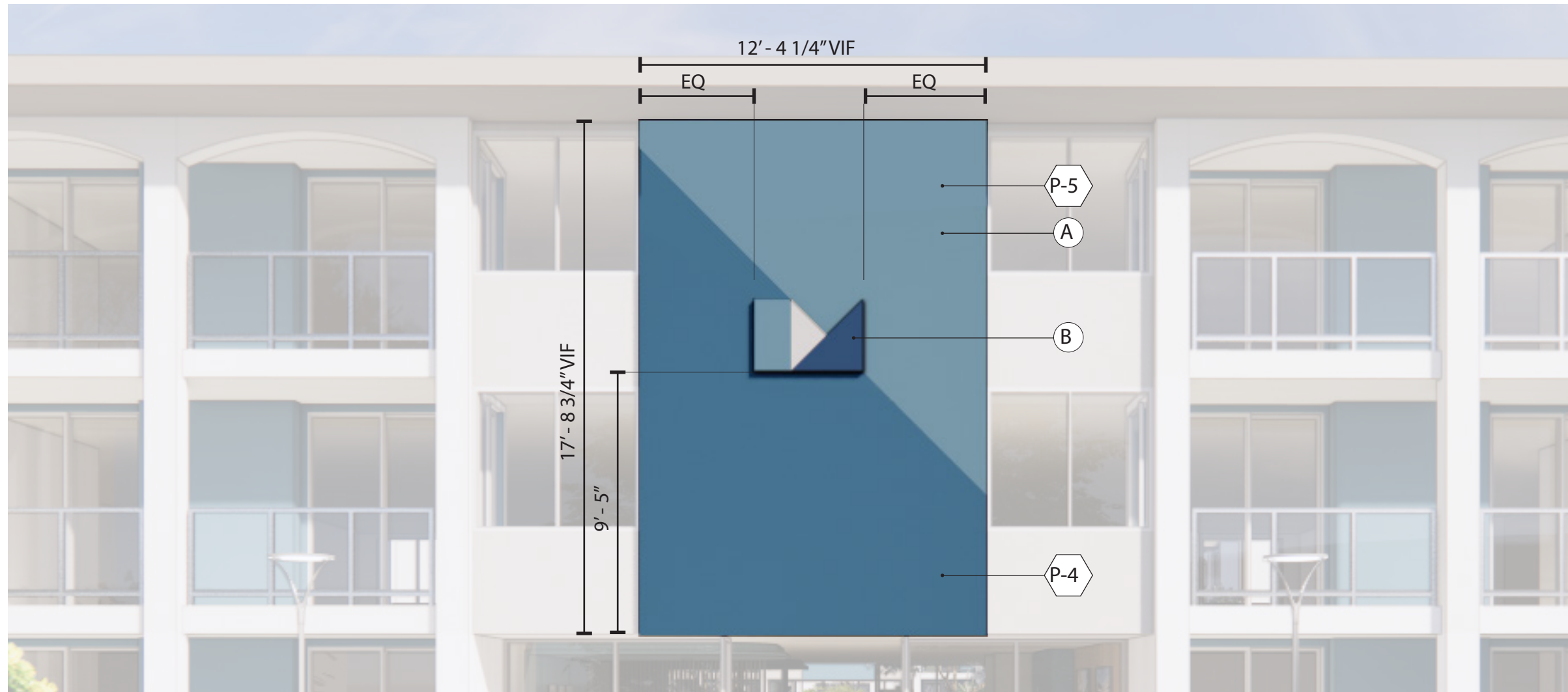


## KEY LEGEND

- (A) **PAINTED GRAPHIC**  
Graphic painted directly to surface of feature wall.
- (B) **DIMENSIONAL LOGO**  
Trimless back-lit aluminum logo 3" thick. Logo to be painted and powder-coated. Mount to wall with standoffs to achieve a halo effect. Dedicated circuit for power. Blocking & power required
- (C) **FACE-LIT DIMENSIONAL LETTERS**  
2" deep face-lit painted aluminum letters with trimless acrylic face mounted onto 1" h raceway. Letters to be painted P-2 on returns.
- (D) **APPLIED FEATURE PANELS**  
1" x Varies x 2" deep applied powder-coated aluminum paneling, painted P-3. Panels to appear seamless

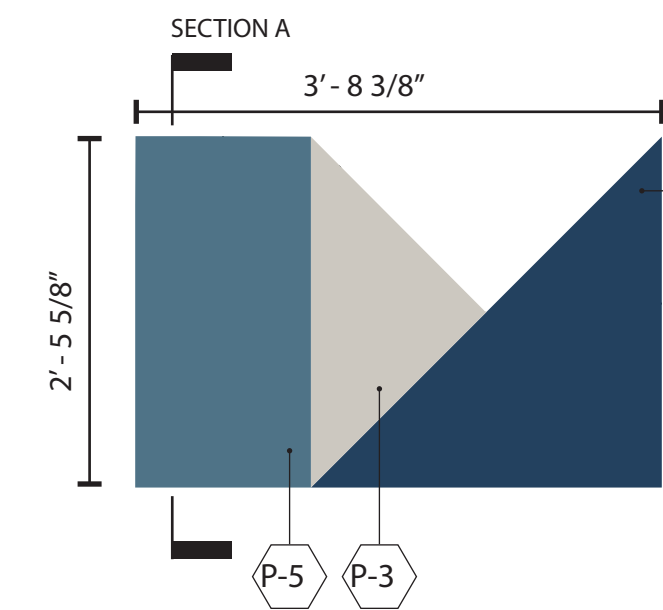






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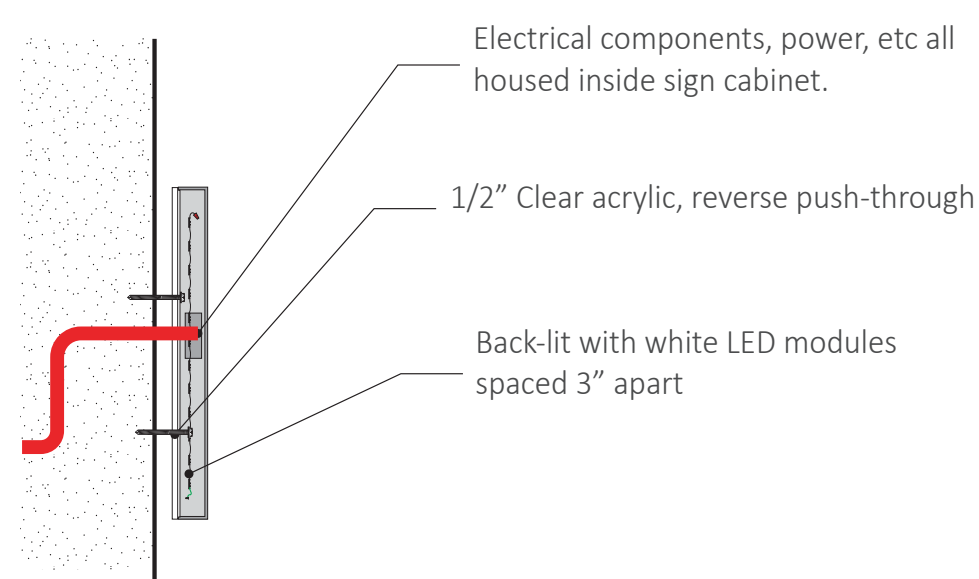
DIMENSIONAL LOGO ENLARGED ELEVATION



SIDE VIEW



LOGO ILLUMINATION



SECTION VIEW

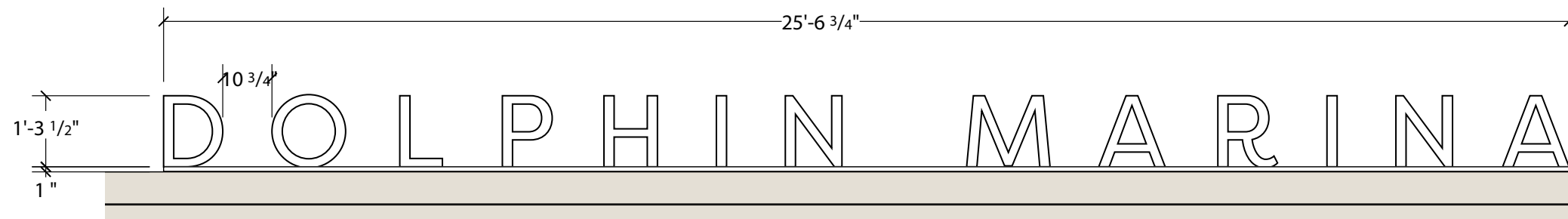
### COLOR LEGEND

<b>(P-2)</b>	SW 9177 SALTY DOG	
<b>(P-3)</b>	PANTONE 664C	
<b>(P-4)</b>	SW 9150 ENDLESS SEA	
<b>(P-5)</b>	SW 9149 INKY BLUE	

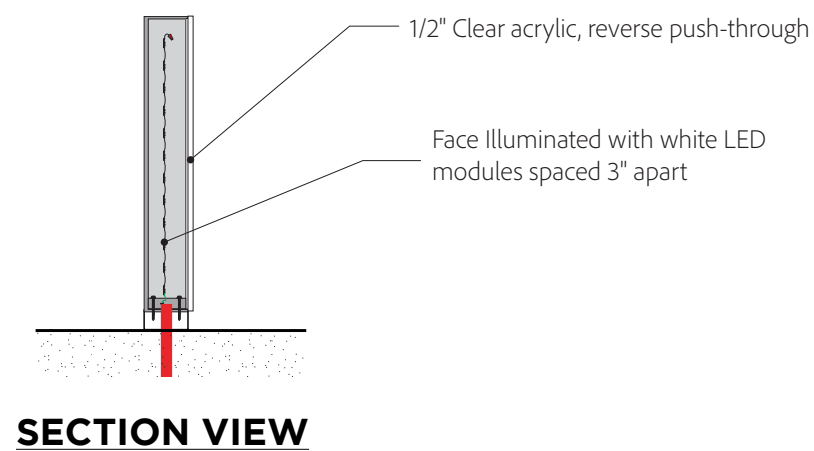
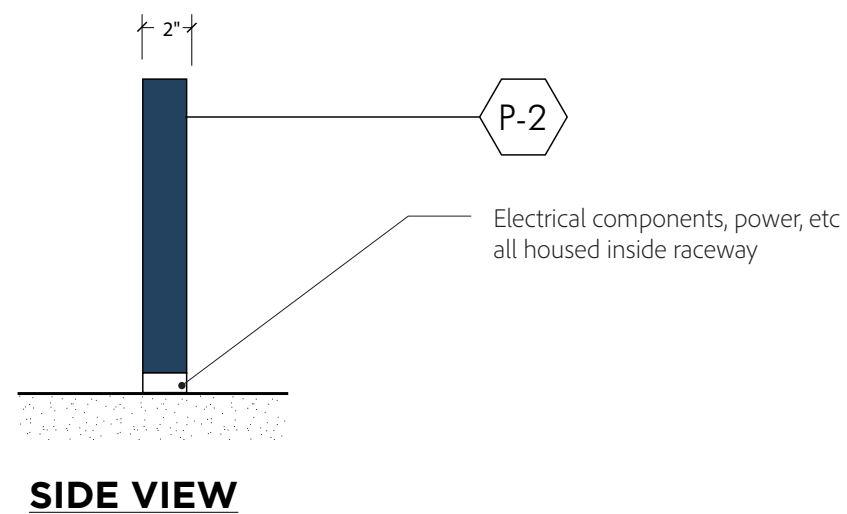


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## FACE-LIT DIMENSIONAL LETTERS



## COLOR LEGEND

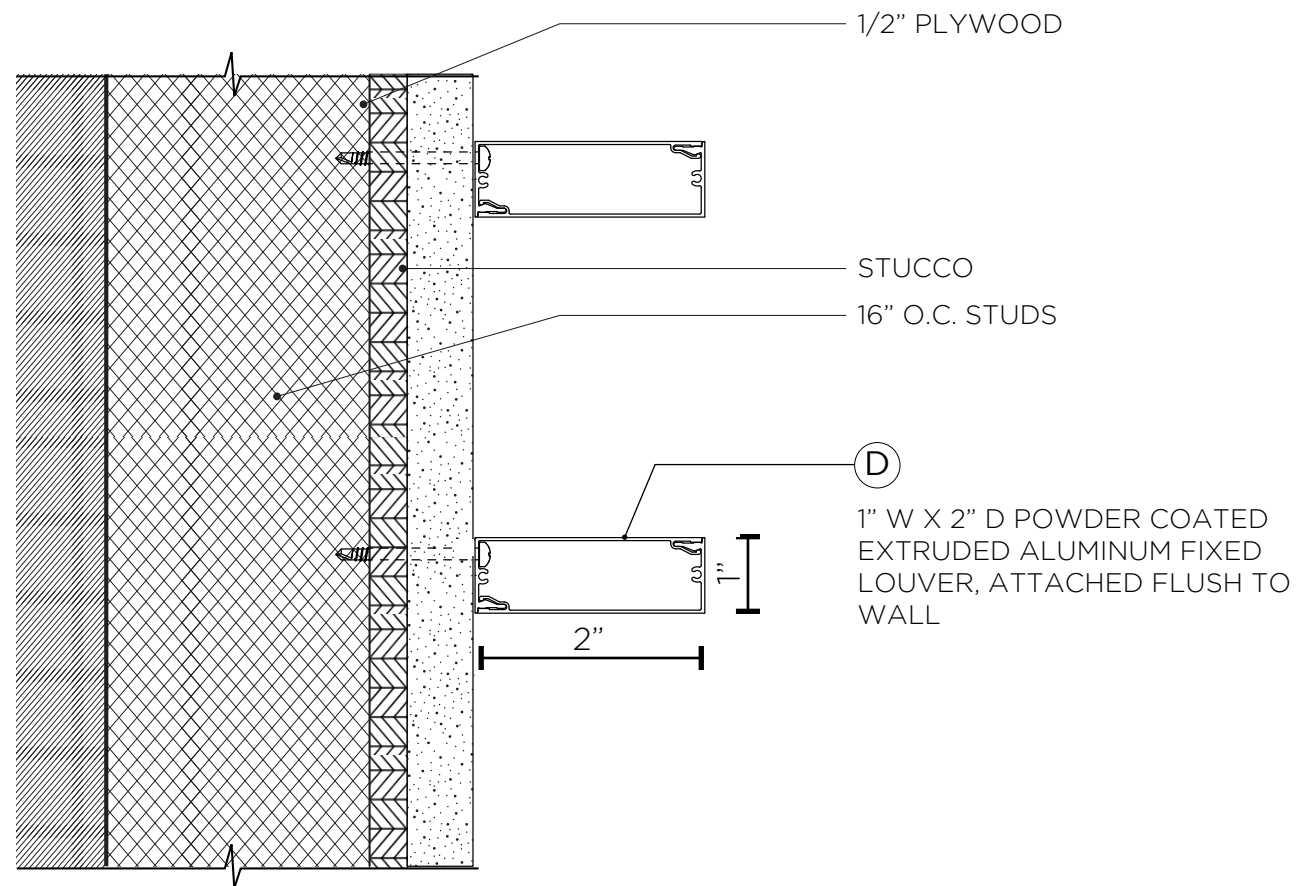
<b>P-2</b>	<b>SW 9177</b> SALTY DOG	
<b>P-3</b>	<b>PANTONE</b> 664C	
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**Carol Baker**  
Deputy Director

December 13, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 4A – PARCEL 102 – EQUITY RESIDENTIAL / MARINA 41 APARTMENTS – DCB #22-012 – CONSIDERATION OF EXTERIOR IMPROVEMENTS**

Item 4A on your agenda is a submittal from Marina 41 Apartments (Applicant), seeking approval for exterior improvements. The project is located at 4157 Via Marina.

## **PROJECT OVERVIEW**

### Existing Conditions

Parcel 102 is approximately 9.5 acres and is bordered by Via Marina to the east, Parcel 103 (Pearl Apartments) to the north, Dell Alley and Via Dolce to the west, and Parcel 101 (Shores Apartments) to the south. The parcel is currently developed with a residential community called Marina 41 Apartments, which consists of 623 residential units.

### Proposed Project

The proposed project consists of various exterior improvements including landscaping modifications, expansion of residential patios, and updates to amenity spaces.

## **SITE DESIGN**

The Applicant proposes to repair the waterproofing system of the existing structural deck at the site. The existing ground plane is a split slab system with a concrete topping slab, waterproofing layer, and structural deck. Numerous built-in planters exist throughout the site. The Applicant proposes to remove the existing built-in planters on the structural deck and all plant material within them. In addition, the Applicant would remove the existing built-in barbecues and associated counters, and the existing concrete topping slab and waterproofing system. The existing structural deck would then be waterproofed with a topical system that would act as the finished surface.

### Landscaping

The Applicant has provided a detailed landscape plan for your Board's review. The Applicant proposes to remove and replace 88 trees on a 1:1 basis, in compliance with Marina del Rey Local Coastal Program. The trees to be removed and replaced are located throughout the site either on the structural deck or podium level. Overall, the Applicant



would add two trees to the total site tree count. Approximately 383 movable fiberglass planters of various sizes with different plant material would be placed on the structural deck. The Applicant is proposing landscaping throughout the project site which would consist of the following trees, shrubs, and groundcover:

Proposed Trees	
Botanical Name	Common Name
Arbutus Marina	Strawberry Tree
Metrosideros Excelsa	New Zealand Christmas Tree
Chamaerops Humilis	Mediterranean Fan Palm
Aloe Bainesii	Tree Aloe
Archontophoenix Alexandrae	King Palm
Syagrus Romanzoffiana	Queen Palm
Proposed Shrubs and Plants	
Botanical Name	Common Name
Agave Attenuata Agave Ocahui	Agave 'Blue Glow'
Aeonium Haworthii 'Kiwi'	Aeonium Kiwi
Sedum Rupestre 'Angelina'	Sedum Angelina'
Zamia Furfuracea	Cardboard Palm
Agave Angustifolia 'Marginata'	Variiegated Caribbean Agave
Agave Attenuata 'Ray Of Light'	Fox Tail Agave
Aeonium Hyb. 'Merlot'	Aeonium Merlot
Cycas Revoluta	Sago Palm
Sedum Adolphii 'Firestorm'	Sedum Firestorm
Aeonium Haworthii 'Kiwi'	Aeonium Kiwi
Olea Europaea 'Little Ollie'	Little Ollie Olive
Agave Geminiflora	Twin Flower Agave
Senecio Radicans 'Fish Hook'	Senecio Fish Hook
Bougainvillea Spectabilis	Bougainvillea Vine
Crassula Arborescens Undulatifolia	Ripple Jade Plant
Yucca Rostrata 'Sapphire Skies'	Blue Beaked Yucca
Dracaena Marginata 'Character Stump'	Dragon Tree 'Character Stump'
Crassula Ovata 'Hummel's Sunset'	Golden Jade
Festuca Glauca	Blue Fescue
Cordyline Australis 'Burgundy Spire'	Burgundy Spire Cordyline

Residential Patios

The Applicant proposes to expand ground-floor residential patios from a total of 2,439 square feet to 16,990 square feet. The Applicant proposes to install new steel perimeter fencing around each patio consisting of 3' high walkway-facing decorative screens and 6' tall decorative screen patio dividers.

Hardscape

The Applicant proposes to apply a topical waterproofing coating directly on the structural deck, which would include silica sand for added slip resistance. The coating would be applied in a dual gray toned wave pattern within site corridors and all general seating areas would contain a blue coating.

#### Lighting

The Applicant proposes to install 31 bronze, 3' tall bollard light fixtures and 17 bronze, 12' tall column light fixtures throughout the site.

#### Amenities

The Applicant proposes to remove and upgrade the existing built-in barbeque equipment at the site and provide new furniture in the barbeque amenity area.

#### **STAFF REVIEW**

On November 22, 2022 and November 28, 2022, the Applicant and Department of Beaches and Harbors (DBH) staff participated in ex-parte meetings with Chair Cho and Board Member Coffee. During the meeting the DCB members suggested that the Applicant provide additional details and make changes to the formatting of their plans. Staff finds that the project is generally consistent with the Marina del Rey Design Guidelines. Following DCB approval, the project is subject to review by the Los Angeles County Department of Regional Planning.

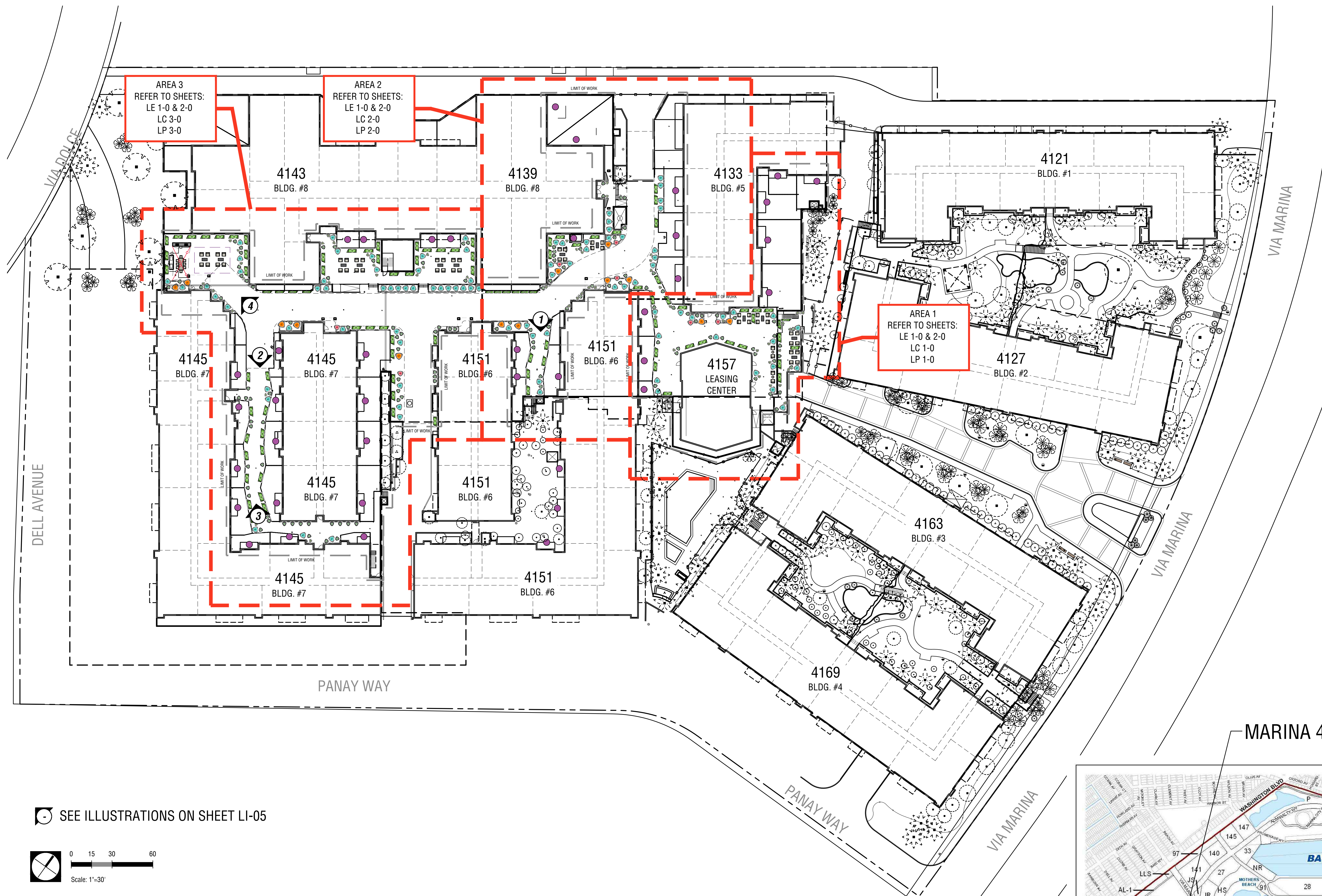
**Staff recommends APPROVAL of DCB #22-012, subject to the following conditions:**

- 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.**
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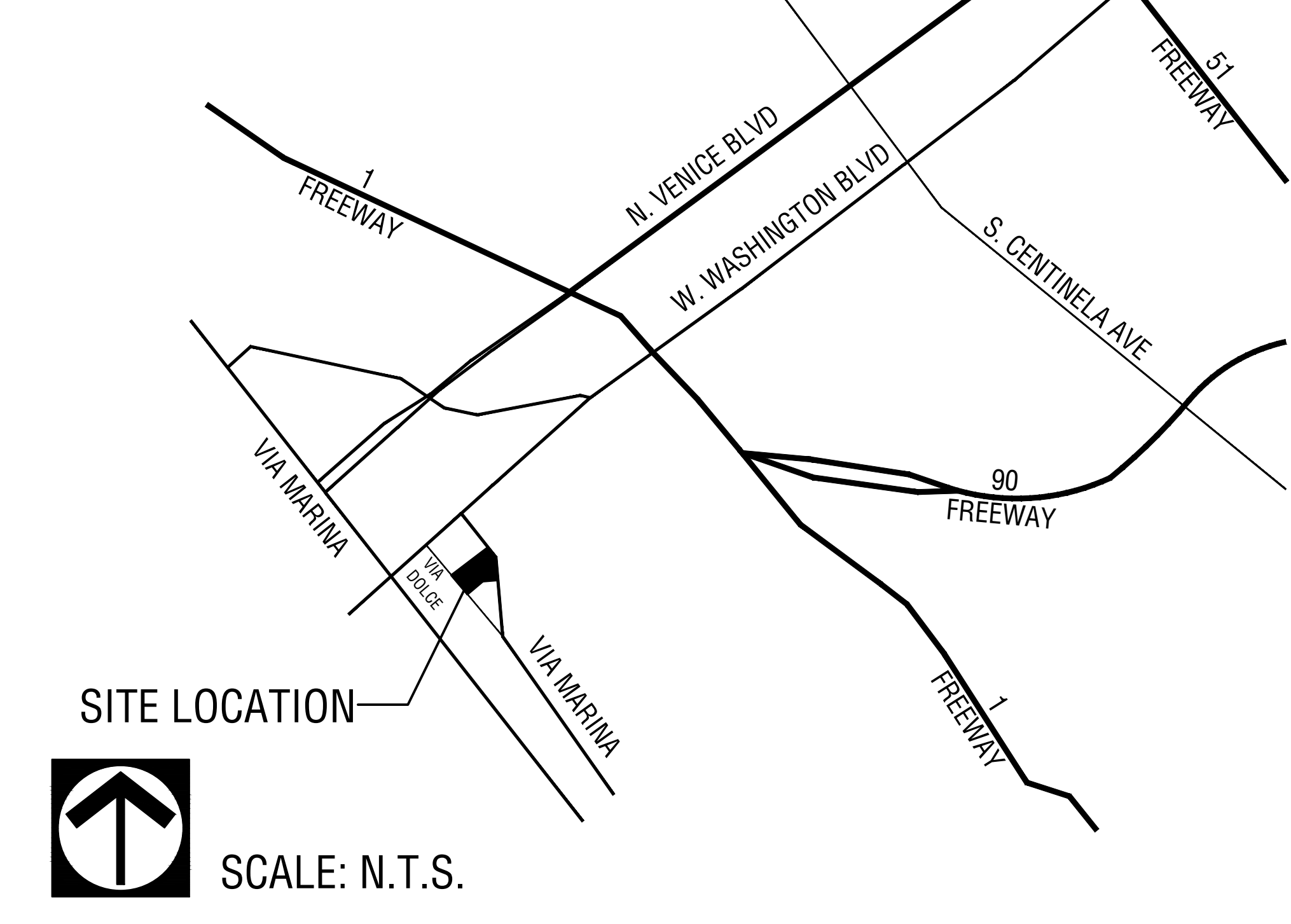


**Sheet Index:**

Consultant:	Sheet Reference:	Sheet Description:
LANDSCAPE	L 1-0	OVERALL SITE PLAN
	LE 1-0	EX. CONDITIONS PLAN - GROUND PLANE
	LE 2-0	TREE REMOVAL PLAN
	LE 3-0	EXISTING CONDITIONS IMAGERY
	LC 0-0	HARDSCAPE PLAN - STRUCTURAL DECK AREA
	LC 1-0	LANDSCAPE CONCEPT PLAN - AREA 1
	LC 2-0	LANDSCAPE CONCEPT PLAN - AREA 2
	LC 3-0	LANDSCAPE CONCEPT PLAN - AREA 3
	LC 4-0	LIGHTING PLAN
LP 0-0	LANDSCAPE PLANTING PLAN - OVERALL TREE PLAN	
LP 1-0	LANDSCAPE PLANTING PLAN - AREA 1	
LP 2-0	LANDSCAPE PLANTING PLAN - AREA 2	
LP 3-0	LANDSCAPE PLANTING PLAN - AREA 3	
LI 1-0	PLANT PALETTE IMAGERY	
LI 2-0	PLANT PALETTE IMAGERY	
LI 3-0	PLANT PALETTE IMAGERY	
LI 4-0	PLANT PALETTE / POT IMAGERY	
LI 5-0	LANDSCAPE DESIGN IMAGES	
LI 6-0	PRIVATE PATIO FENCING	

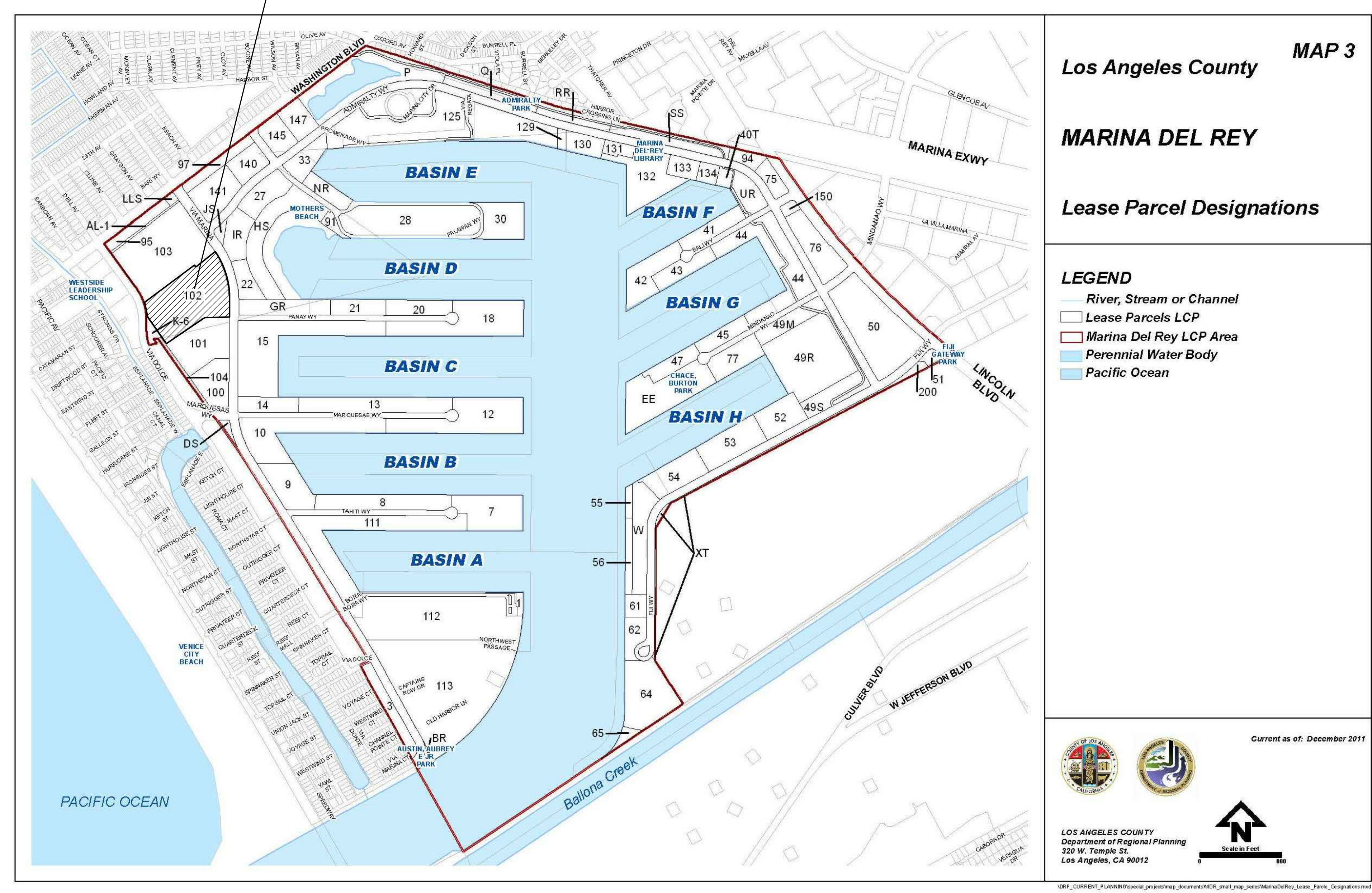


**Vicinity Map:**



SCALE: N.T.S.

**MARINA 41 (SITE 102) LOCATION**



Los Angeles County **MAP 3**

**MARINA DEL REY**

Lease Parcel Designations

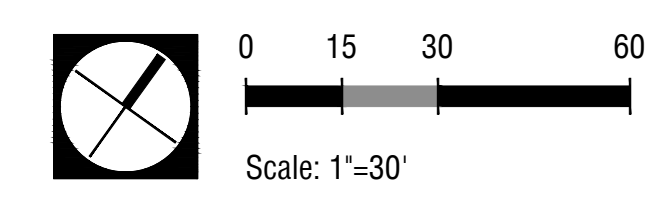
**LEGEND**

- River, Stream or Channel
- Lease Parcels LCP
- Marina Del Rey LCP Area
- Perennial Water Body
- Pacific Ocean

LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

Current as of: December 2011

SEE ILLUSTRATIONS ON SHEET LI-05



**(36) NEW EXPANDED PATIOS**

EXISTING PATIO (SQ. FT.):  
ON STRUCTURAL DECK: 2,439

NEW PATIO (SQ. FT.):  
ON STRUCTURAL DECK: 16,990

NEW WATERPROOFING TOP COAT INSTALLED (SQ. FT.):  
ON STRUCTURAL DECK: 47,300

NEW STEEL PANEL PATIO FENCE (L.F.T.):  
3' HIGH FRONT FENCE: 918  
6' HIGH SIDE FENCE / PATIO DIVIDER: 870

EXISTING PLANTING AREA (SQ. FT.):  
ON STRUCTURAL DECK: 17,971

EXISTING TREES ON STRUCTURAL DECK: 88

EXISTING TREES ON STRUCTURAL DECK TO BE REMOVED: 88

NEW TREES (IN PLANTER POTS): 90

NEW PLANTER POTS: 383

**PROPOSED TREES (ALL 24" BOX):**

- ARBUTUS 'MARINA' STRAWBERRY TREE
- METROSIDEROS EXCELSA
- NEW ZEALAND CHRISTMAS TREE
- CHAMAEROPS HUMILIS
- MEDITERRANEAN FAN PALM
- ALOE BAINESII
- TREE ALOE
- ARCHONTOPHOENIX ALEXANDRAE
- KING PALM
- SYAGRUS ROMANZOFFIANA
- QUEEN PALM

**OVERALL SITE PLAN (WITH EXPANDED PATIOS)**

**MARINA 41 APARTMENTS**  
4157 VIA MARINA, MARINA DEL RAY, CA 90292

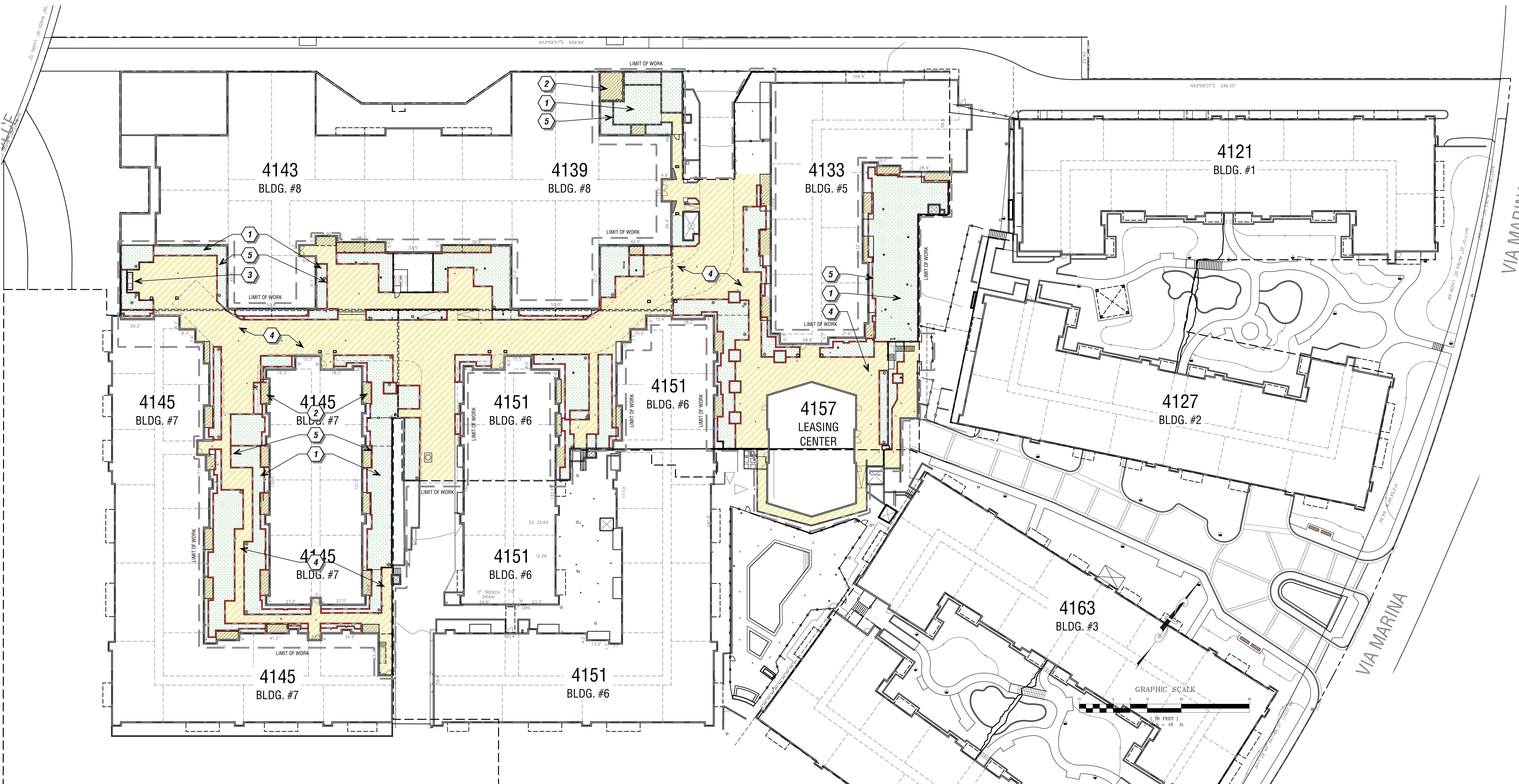


**MTA**

MISSION LANDSCAPE ARCHITECTURE

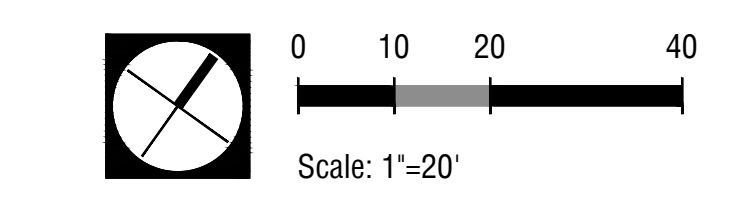
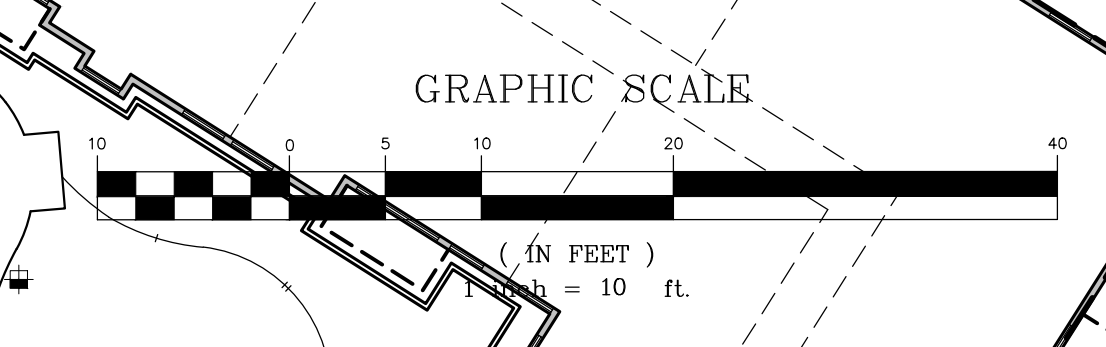
Date: Job No.: 20-0866  
2022.03.14 PRELIM. AGENCY REVIEW  
2022.09.21 DCB REVIEW  
2022.10.19 DCB REVIEW  
2022.12.02 DCB REVIEW



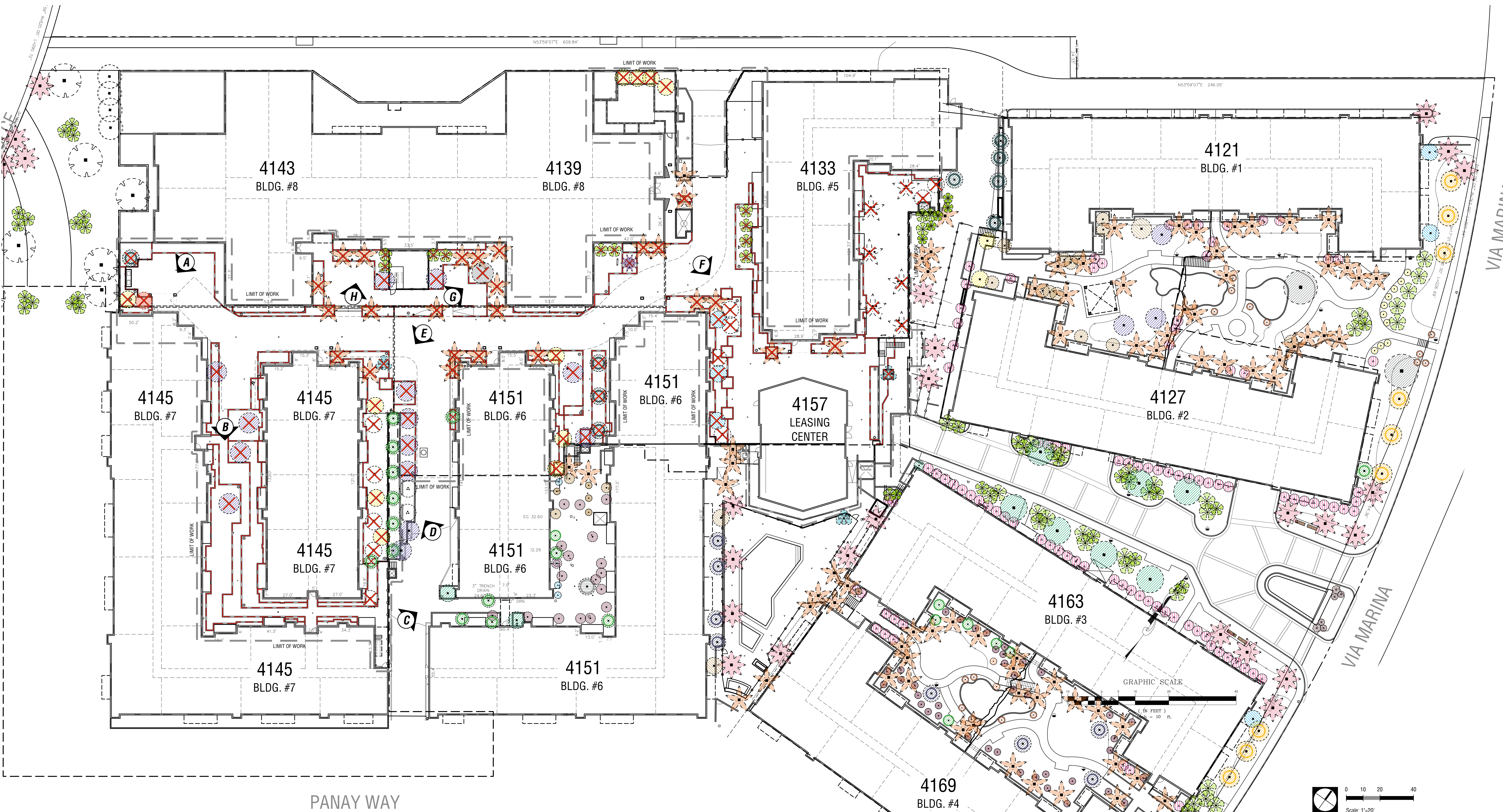


**DEMOLITION LEGEND**

1	EXISTING PLANTING AREA ON PODIUM LEVEL TO BE REMOVED - ALL TREES, SHRUB, GROUNDCOVER & TURF ON PODIUM LEVEL PLANTERS TO BE REMOVED.	
2	EXISTING PRIVATE PATIO (HARDSCAPE) ON PODIUM LEVEL TO BE REMOVED	
3	EXISTING BUILT IN BBQ'S AND COUNTER TO BE REMOVED	
4	EXISTING HARDSCAPE ON PODIUM LEVEL TO BE REMOVED	
5	EXISTING PLANTER WALL ON PODIUM LEVEL TO BE REMOVED	







**TREE LEGEND**

PLANTING: 14 0000 EXISTING

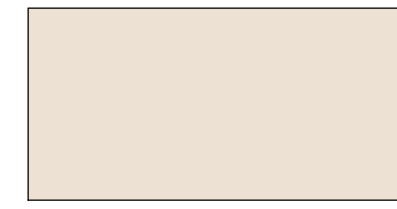
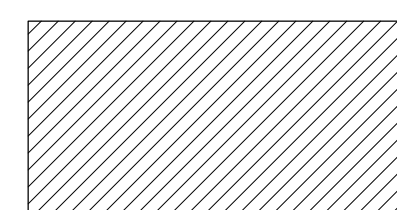
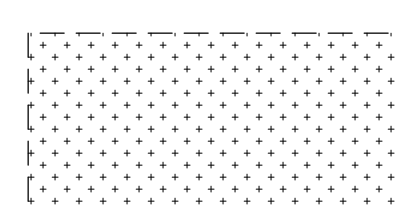
EXISTING	TREE NAME	REMARKS	EXISTING	TREE NAME	REMARKS	EXISTING	TREE NAME	REMARKS
	BUTIA CAPITATA - JELLY PALM	1 REMOVED ON STR. DECK +/- 16" DBH		CYCAS REVOLUTA - SAGO PALM			LOPHOSTEMON CONFERTA (TRISTANIA) - BRISBANE BOX	2 REMOVED ON STR. DECK +/- 5" DBH
	CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM	2 REMOVED ON STR. DECK +/- 8" DBH		ERIOBOTRYA JAPONICA - LOQUAT	1 REMOVED ON STR. DECK +/- 5" DBH		MAGNOLIA SPECIE - EVERGREEN MAGNOLIA	11 REMOVED ON STR. DECK +/- 4"-8" DBH
	PHOENIX DACTYLIFERA - DATE PALM			ERYTHRINA CAFFRA - CORAL TREE	1 REMOVED ON STR. DECK +/- 6" DBH		MELALEUCA SPECIES	11 REMOVED ON STR. DECK +/- 5" DBH
	PHOENIX ROEBELENI - PIGMY DATE PALM			FIGUS ELASTICA - RUBBER PLANT			PLUMERIA FRANGIPANI - FRANGIPANI	
	SYAGRUS ROMANZOFFIANA - QUEEN PALM	30 REMOVED ON STR. DECK +/- 8" DBH		FIGUS RUBIGINOSA - RUSTY FIG			PODOCARPUS GRACILIOR - YEW PINE	3 REMOVED ON STR. DECK +/- 4" DBH
	WASHINGTONIA ROBUSTA - MEXICAN FAN PALM	10 REMOVED ON STR. DECK +/- 12" DBH		FIGUS BENJAMINA - WEEPING FIG			SCHEFFLERA PUECKLERI (TUPIDANTHUS) - UMBRELLA TREE	
	CASSIA LEPTOPHYLLA - GOLD MEDALLION TREE			GEUJERA PARVIFLORA - AUSTRALIAN WILLOW			TREE UNKNOWN	
	CUPANIOPSIS ANACARDIOIDES - CARROTWOOD	4 REMOVED ON STR. DECK +/- 4"-12" DBH		JACARANDA MIMOSIFOLIA - COMMON JACARANDA	12 REMOVED ON GRADE +/- 6" DBH		EXISTING TREE TO BE REMOVED	

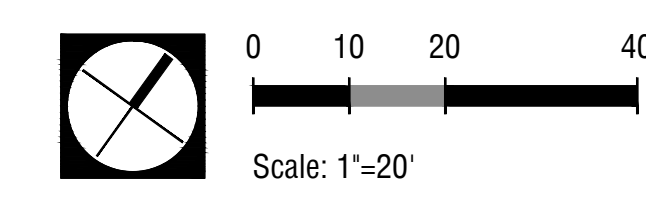
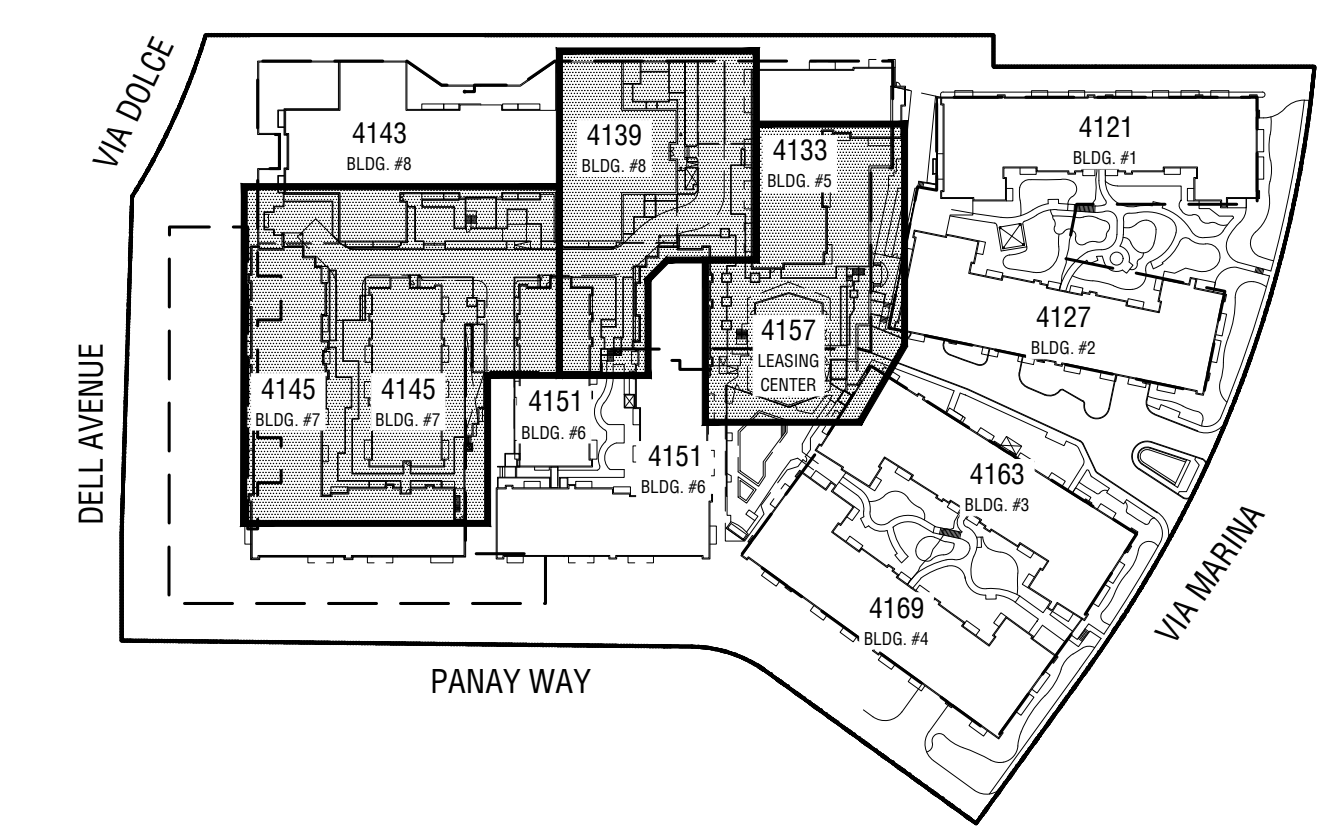
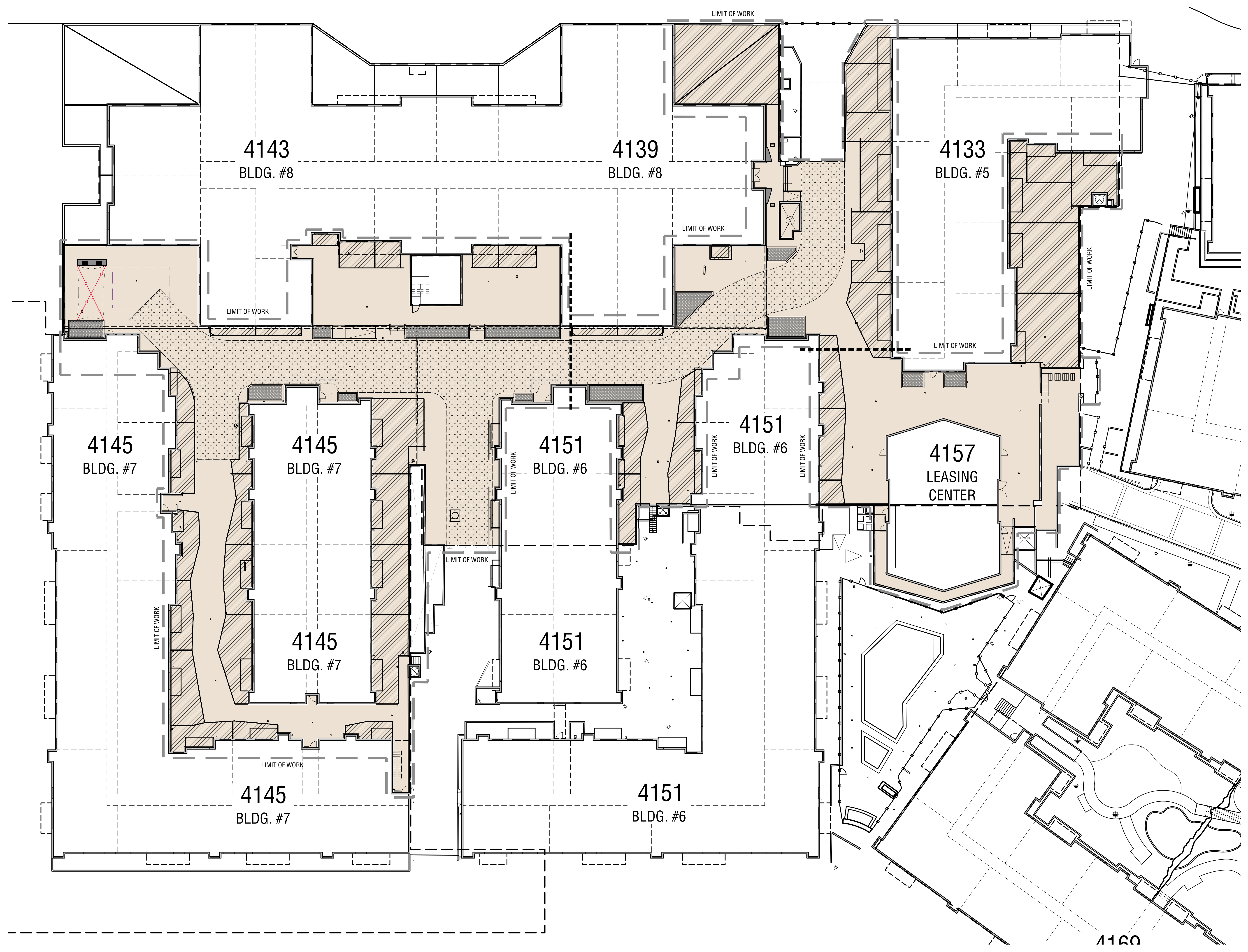






**HARDSCAPE LEGEND**

	NEW WATERPROOFING TOP COAT INSTALLED ON STRUCTURAL DECK
	EXPANDED PRIVATE PATIOS WITH TUBULAR STEEL FENCING
	FIRE TRUCK ACCESS



KEY MAP N.T.S.

**HARDSCAPE PLAN - STRUCTURAL DECK AREA**  
**MARINA 41 APARTMENTS**  
 4157 VIA MARINA, MARINA DEL RAY, CA 90292





**CONCEPT DESIGN LEGEND**

- 1 NEW WATERPROOFING TOP COAT INSTALLED ON STRUCTURAL DECK.  
SEE HARDSCAPE PLAN, SHEET LC 0-0 FOR FULL CONTEXT OF COVERAGE.
- 2 EXPANDED PRIVATE PATIOS WITH TUBULAR STEEL FENCING.  
SEE HARDSCAPE PLAN, SHEET LC 0-0 FOR FULL CONTEXT OF COVERAGE.
- 3 DECORATIVE COBBLE ROCK WITH CONCRETE CURB
- 4 NEW CANTILEVER STEEL AWNING OVER BUILDING ENTRIES
- 5 GENERAL SEATING AREA
- 6 NEW BBO ISLAND
- 7 EXISTING FIRE LANE

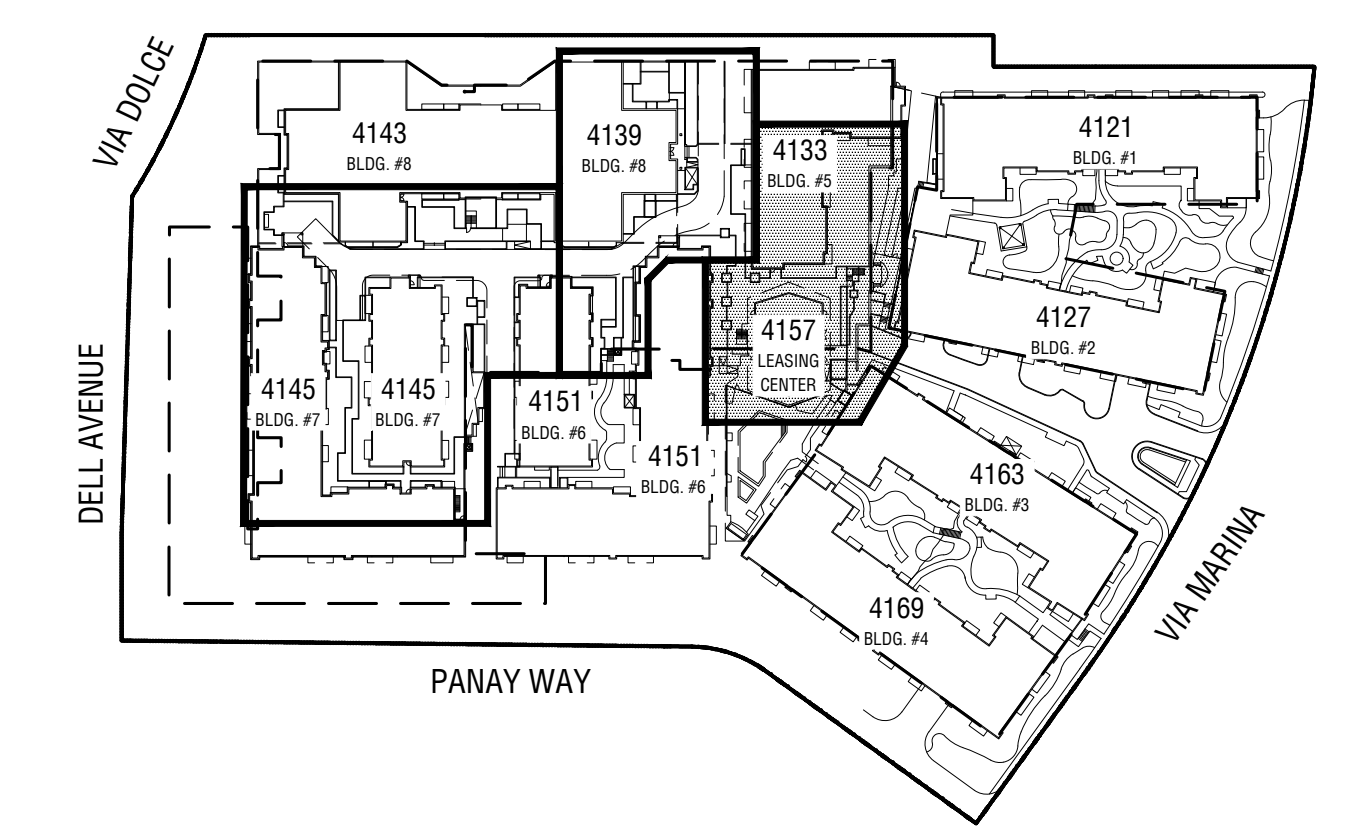
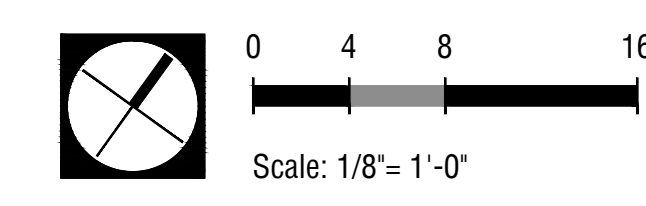
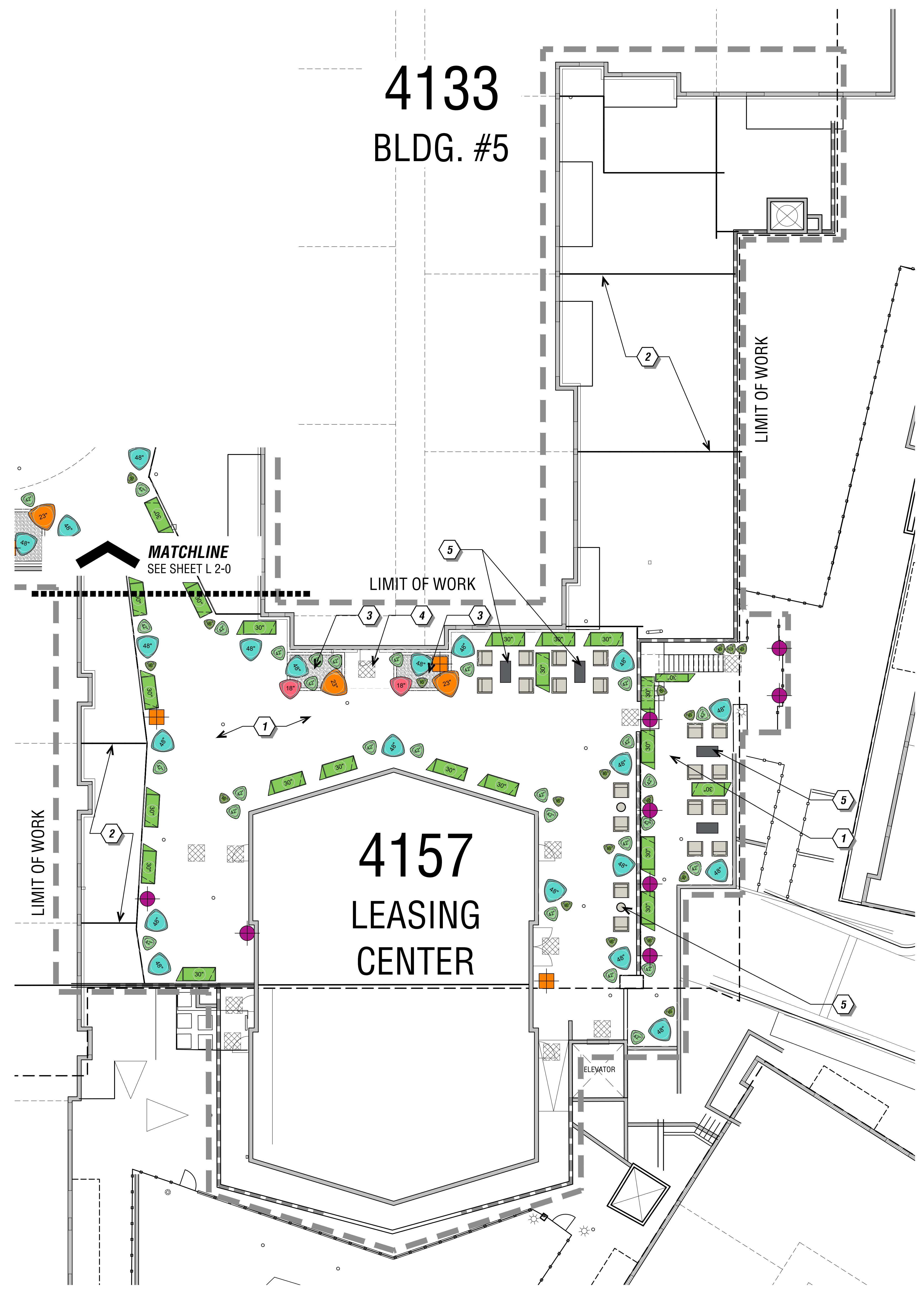
**PLANTER POT SCHEDULE**

SYMBOL / TAG	ITEM & DESCRIPTION	NOTES	QTY PER SHEET
18"	DELTA COLLECTION - LOW PROFILE MODEL# DT-4818 - FRP 48" W x 18" H	IRRIGATION: CWM-1114-3K INSTALL W/ PALLET JACK CHANNEL	
24"	DELTA COLLECTION - LOW PROFILE MODEL# DT-6023 FRP 60" W x 24" H	IRRIGATION: CWM-1714-3K INSTALL W/ PALLET JACK CHANNEL	
36"	DELTA COLLECTION - TALL MODEL# DT-3636 FRP 24" W x 36" H	IRRIGATION: CWM-1200 INSTALL W/ PALLET JACK CHANNEL	
36"	DELTA COLLECTION - STANDARD MODEL# DT-4800 FRP 48" W x 36" H	IRRIGATION: CWM-1720-3K INSTALL W/ PALLET JACK CHANNEL	
42"	DELTA COLLECTION - TALL MODEL# DT-3642 FRP 30" W x 42" H	IRRIGATION: CWM-1500 INSTALL W/ PALLET JACK CHANNEL	
30"	DELTA COLLECTION - STANDARD MODEL# DT-3600 FRP 36" W x 30" H	IRRIGATION: CWM-1120-3K INSTALL W/ PALLET JACK CHANNEL	
30"	SLASH COLLECTION MODEL# SH-723000 FRP 72" L x 30" W x 30" H	IRRIGATION: CWM-R1020-3K INSTALL W/ PALLET JACK CHANNEL	
18"	SLASH COLLECTION MODEL# SH-721818 FRP 72" L x 18" W x 18" H	IRRIGATION: CWM-R1614-3K INSTALL W/ PALLET JACK CHANNEL	

NOTES:  
 -MANUFACTURER FOR ALL POTS: TOURNEROL SITEWORKS  
 -INSTALL ALL POTS W/ TUBERNEAL WATERPROOFING  
 -NO DRAIN HOLES  
 -INSTALL ELIGIBLE / APPLICABLE PLANTERS WITH PALLET JACK CHANNEL

**PLANTER COLOR SCHEDULE**

TAG	ITEM & DESCRIPTION	NOTES	QTY PER SHEET
A	COLOR: SHANK FINISH / TEXTURE: SMOOTH	+ 20% OF TOTAL POTS RANDOM THROUGH SITE	
B	COLOR: SHADOW FINISH / TEXTURE: SMOOTH	+ 20% OF TOTAL POTS RANDOM THROUGH SITE	
C	COLOR: WHITE FINISH / TEXTURE: SMOOTH	+ 10% OF TOTAL POTS RANDOM THROUGH SITE	
D	COLOR: CARIBBEAN FINISH / TEXTURE: SMOOTH	+ 10% OF TOTAL POTS RANDOM THROUGH SITE	
E	COLOR: SAGE FINISH / TEXTURE: SMOOTH	+ 10% OF TOTAL POTS RANDOM THROUGH SITE	
F	COLOR: RHIVALTY FINISH / TEXTURE: SMOOTH	+ 10% OF TOTAL POTS RANDOM THROUGH SITE	
G	COLOR: TOMATO FINISH / TEXTURE: SMOOTH	+ 10% OF TOTAL POTS RANDOM THROUGH SITE	



KEY MAP N.T.S.







**CONCEPT DESIGN LEGEND**

- 1 NEW WATERPROOFING TOP COAT INSTALLED ON STRUCTURAL DECK. SEE HARDSCAPE PLAN, SHEET LC 0-0 FOR FULL CONTEXT OF COVERAGE.
- 2 EXPANDED PRIVATE PATIOS WITH TUBULAR STEEL FENCING. SEE HARDSCAPE PLAN, SHEET LC 0-0 FOR FULL CONTEXT OF COVERAGE.
- 3 DECORATIVE COBBLE ROCK WITH CONCRETE CURB
- 4 NEW CANTILEVER STEEL AWNING OVER BUILDING ENTRIES
- 5 GENERAL SEATING AREA
- 6 NEW BBO ISLAND
- 7 EXISTING FIRE LANE

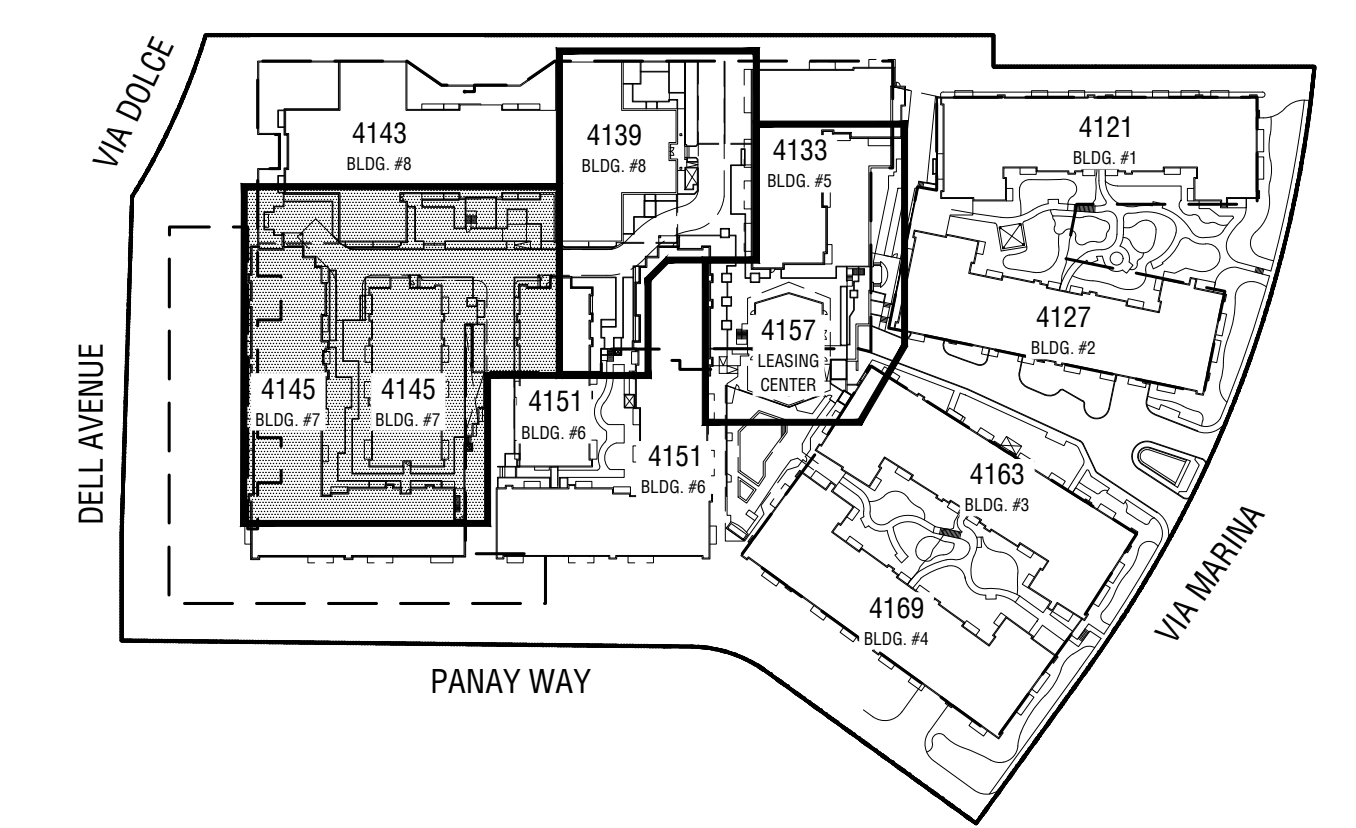
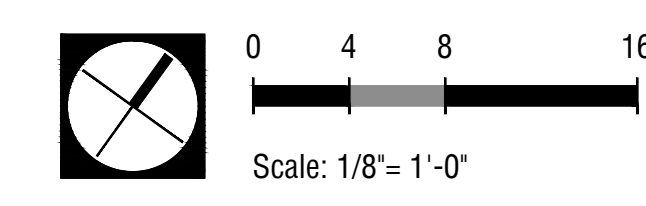
**PLANTER POT SCHEDULE**

SYMBOL / TAG	ITEM & DESCRIPTION	NOTES	QTY PER SHEET
18"	DELTA COLLECTION - LOW PROFILE MODEL# DT-4818 FRP 48" W x 18" H	IRRIGATION: CWM-1114-3K INSTALL W/ PALLET JACK CHANNEL	
23"	DELTA COLLECTION - LOW PROFILE MODEL# DT-6023 FRP 60" W x 23" H	IRRIGATION: CWM-1174-3K INSTALL W/ PALLET JACK CHANNEL	
15"	DELTA COLLECTION - TALL MODEL# DT-2415 FRP 24" W x 30" H	IRRIGATION: CWM-1200 INSTALL W/ PALLET JACK CHANNEL	
36"	DELTA COLLECTION - STANDARD MODEL# DT-4836 FRP 48" W x 36" H	IRRIGATION: CWM-1120-3K INSTALL W/ PALLET JACK CHANNEL	
42"	DELTA COLLECTION - TALL MODEL# DT-3642 FRP 36" W x 42" H	IRRIGATION: CWM-1500 INSTALL W/ PALLET JACK CHANNEL	
30"	DELTA COLLECTION - STANDARD MODEL# DT-3630 FRP 36" W x 30" H	IRRIGATION: CWM-1120-3K INSTALL W/ PALLET JACK CHANNEL	
30"	SLASH COLLECTION MODEL# SH-723030 FRP 72" L x 30" W x 30" H	IRRIGATION: CWM-R1525-3K INSTALL W/ PALLET JACK CHANNEL	
15"	SLASH COLLECTION MODEL# SH-721515 FRP 72" L x 15" W x 15" H	IRRIGATION: CWM-R1614-3K INSTALL W/ PALLET JACK CHANNEL	

NOTES:  
-MANUFACTURER FOR ALL POTS: TOURNESOL SITEWORKS  
-INSTALL ALL POTS W/ TOURNESOL WATERPROOFING  
-NO DRAIN HOLES  
-INSTALL ELIGIBLE / APPLICABLE PLANTERS WITH PALLET JACK CHANNEL

**PLANTER COLOR SCHEDULE**

TAG	ITEM & DESCRIPTION	NOTES	QTY PER SHEET
A	COLOR: SHAWK FINISH / TEXTURE: SMOOTH	= 25% OF TOTAL POTS RANDOM THROUGH SITE	
B	COLOR: SHADOW FINISH / TEXTURE: SMOOTH	= 25% OF TOTAL POTS RANDOM THROUGH SITE	
C	COLOR: WHITE FINISH / TEXTURE: SMOOTH	= 10% OF TOTAL POTS RANDOM THROUGH SITE	
D	COLOR: CARIBBEAN FINISH / TEXTURE: SMOOTH	= 10% OF TOTAL POTS RANDOM THROUGH SITE	
E	COLOR: SAGE FINISH / TEXTURE: SMOOTH	= 10% OF TOTAL POTS RANDOM THROUGH SITE	
F	COLOR: ROYALTY FINISH / TEXTURE: SMOOTH	= 10% OF TOTAL POTS RANDOM THROUGH SITE	
G	COLOR: TOMATO FINISH / TEXTURE: SMOOTH	= 10% OF TOTAL POTS RANDOM THROUGH SITE	



KEY MAP

4145  
BLDG. #7

4145  
BLDG. #7

4151  
BLDG. #6

4145  
BLDG. #7


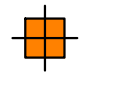
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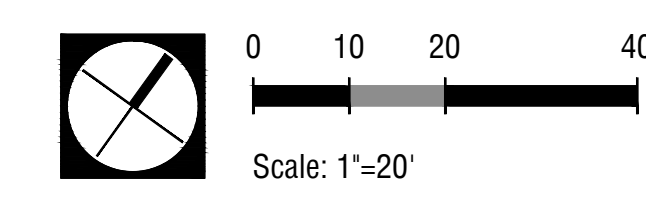
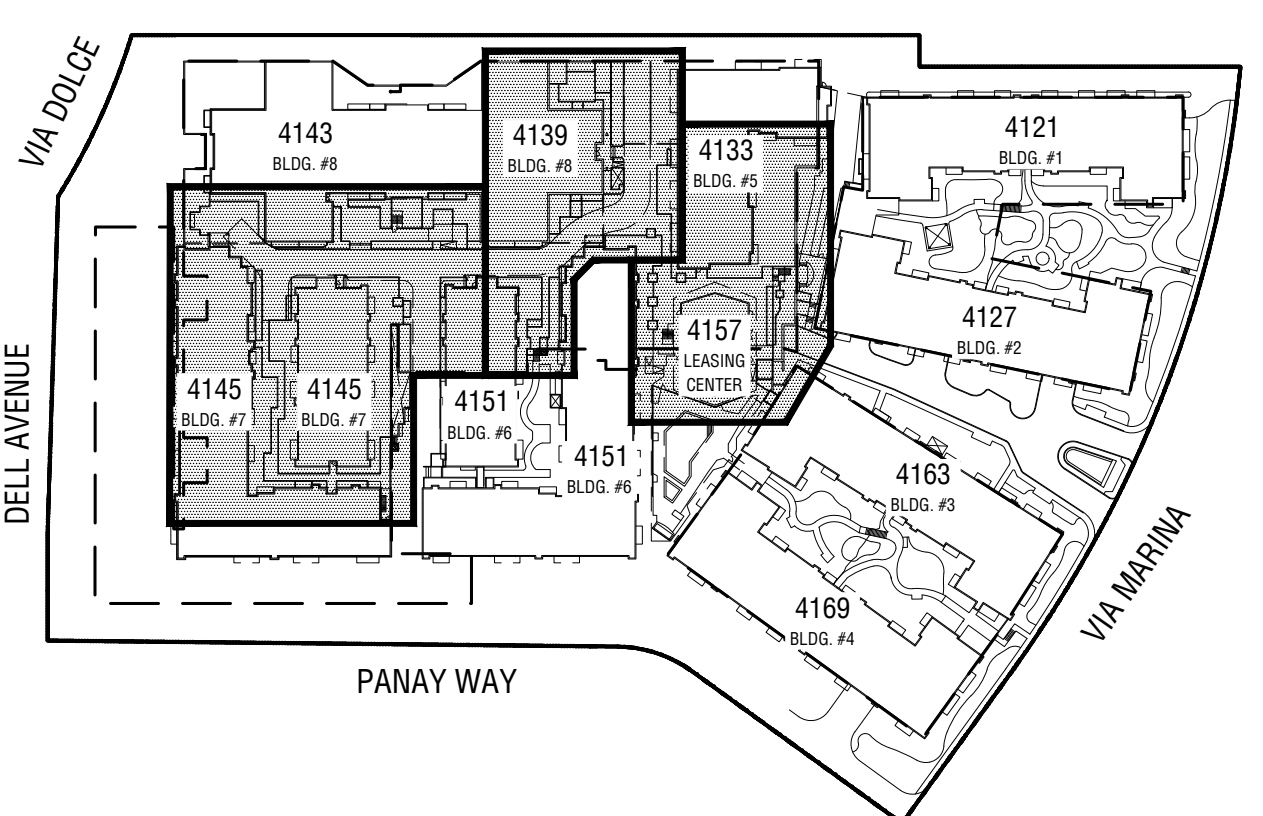
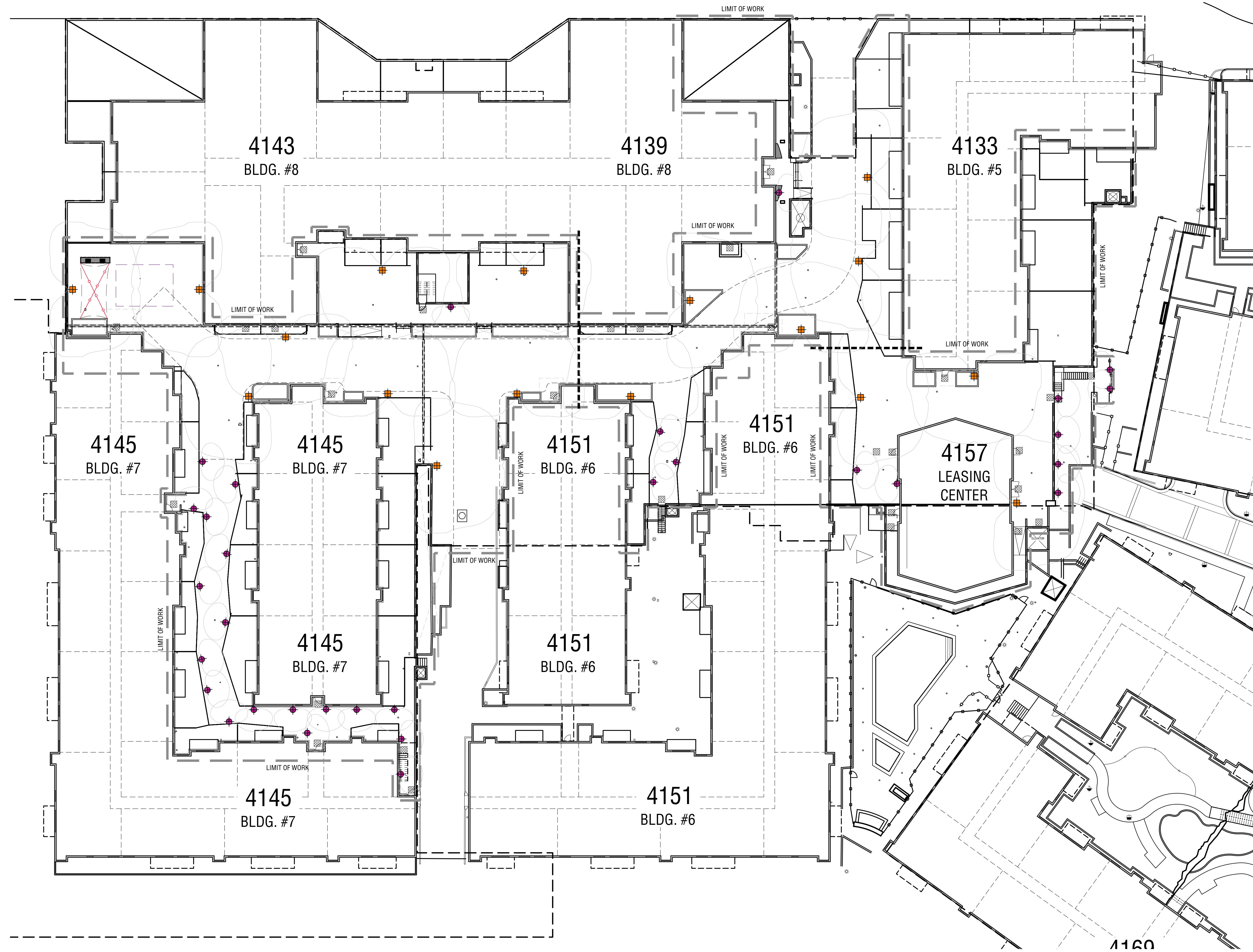
4145

**LANDSCAPE CONCEPT PLAN - AREA 3**  
**MARINA 41 APARTMENTS**  
4157 VIA MARINA, MARINA DEL RAY, CA 90292



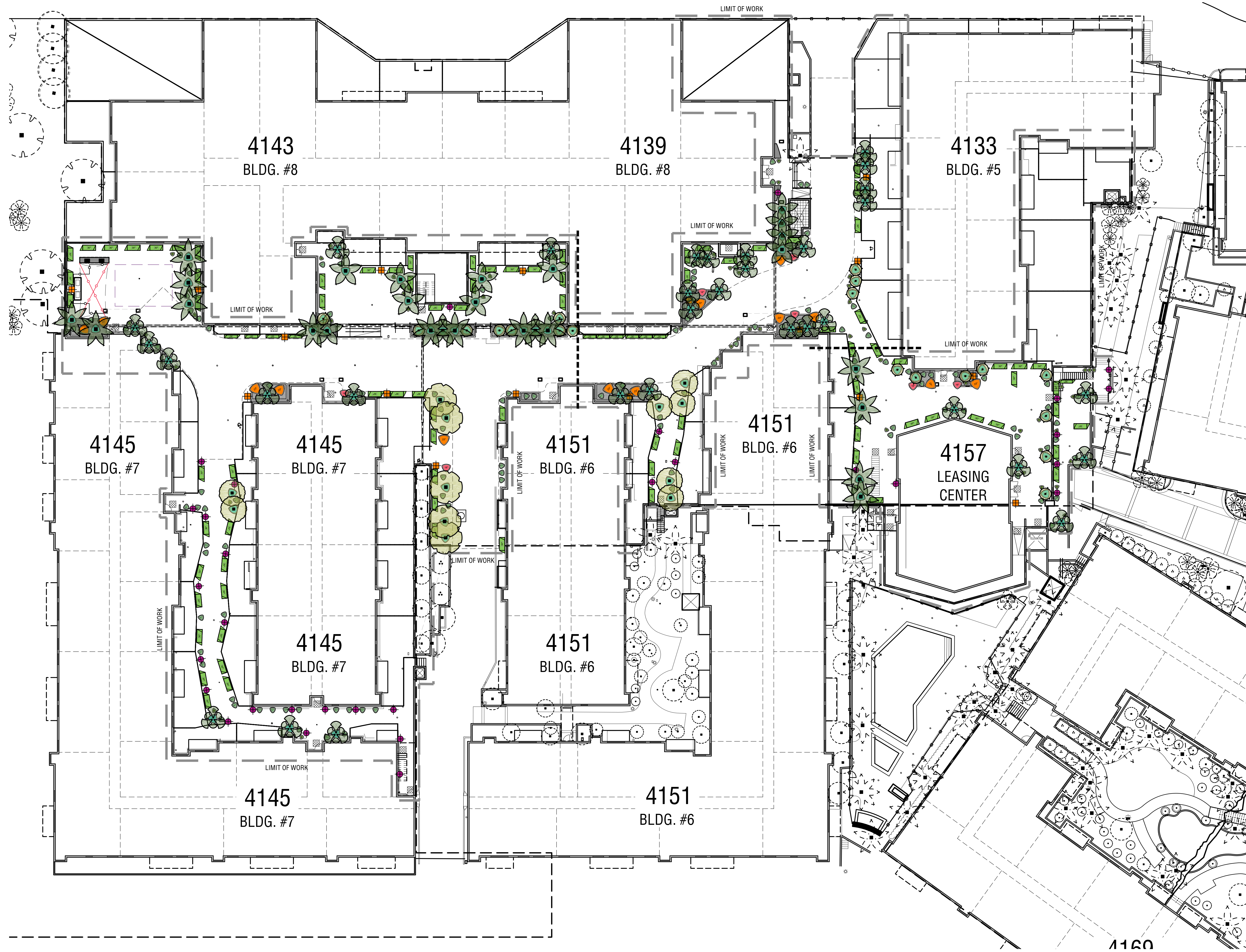
**SITE LIGHTING LEGEND**

	PROFILE BOLLARD (3' HEIGHT) MANUFACTURER: LANDSCAPE FORMS COLOR: BRONZE
	PROFILE COLUMN LIGHT (12' HEIGHT) MANUFACTURER: LANDSCAPE FORMS COLOR: BRONZE

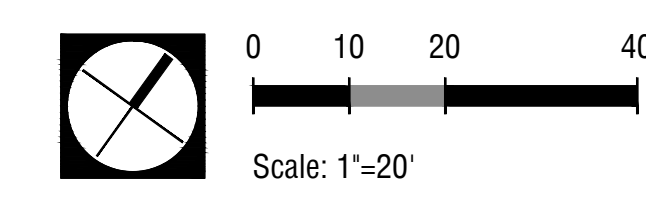
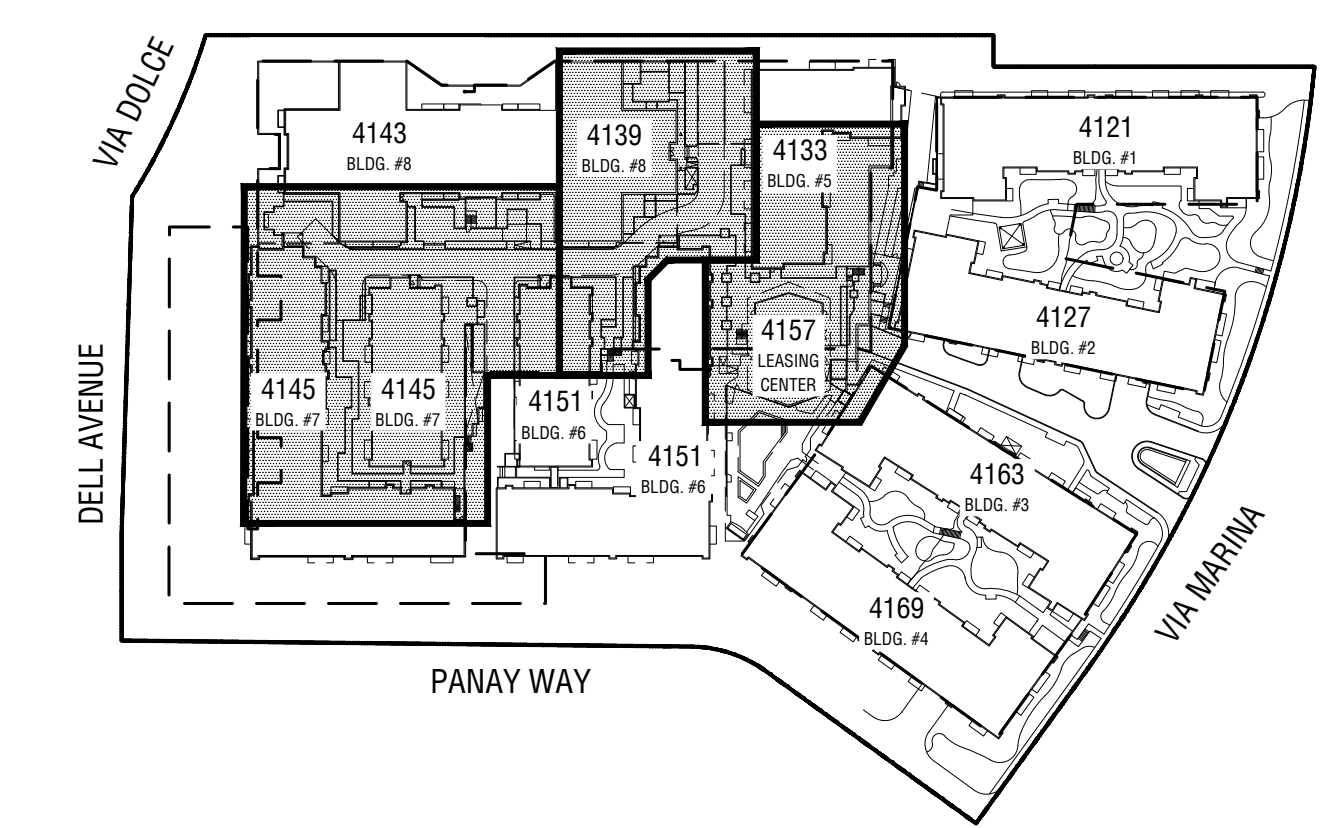


KEY MAP N.T.S.





PLANT SCHEDULE OVERALL PLAN						
TREES	QTY	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	DETAIL
	19	ALOE BAINESII TREE ALOE	L	24" BOX		
	7	ARBUTUS X MARINA MARINA STRAWBERRY TREE	L	24" BOX	STANDARD	
	5	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	M	24" BOX		
PALMS	QTY	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	DETAIL
	13	ARCHONTOPHOENIX ALEXANDRAE ALEXANDRA PALM	M	24" BOX		
	32	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	M	24" BOX	MULTI-MIN 3 TRUNKS	
	14	SYAGRUS ROMANZOFFIANA QUEEN PALM	M	24" BOX		



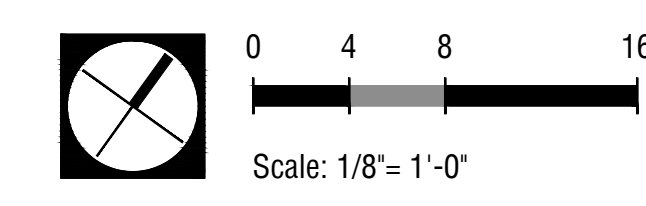
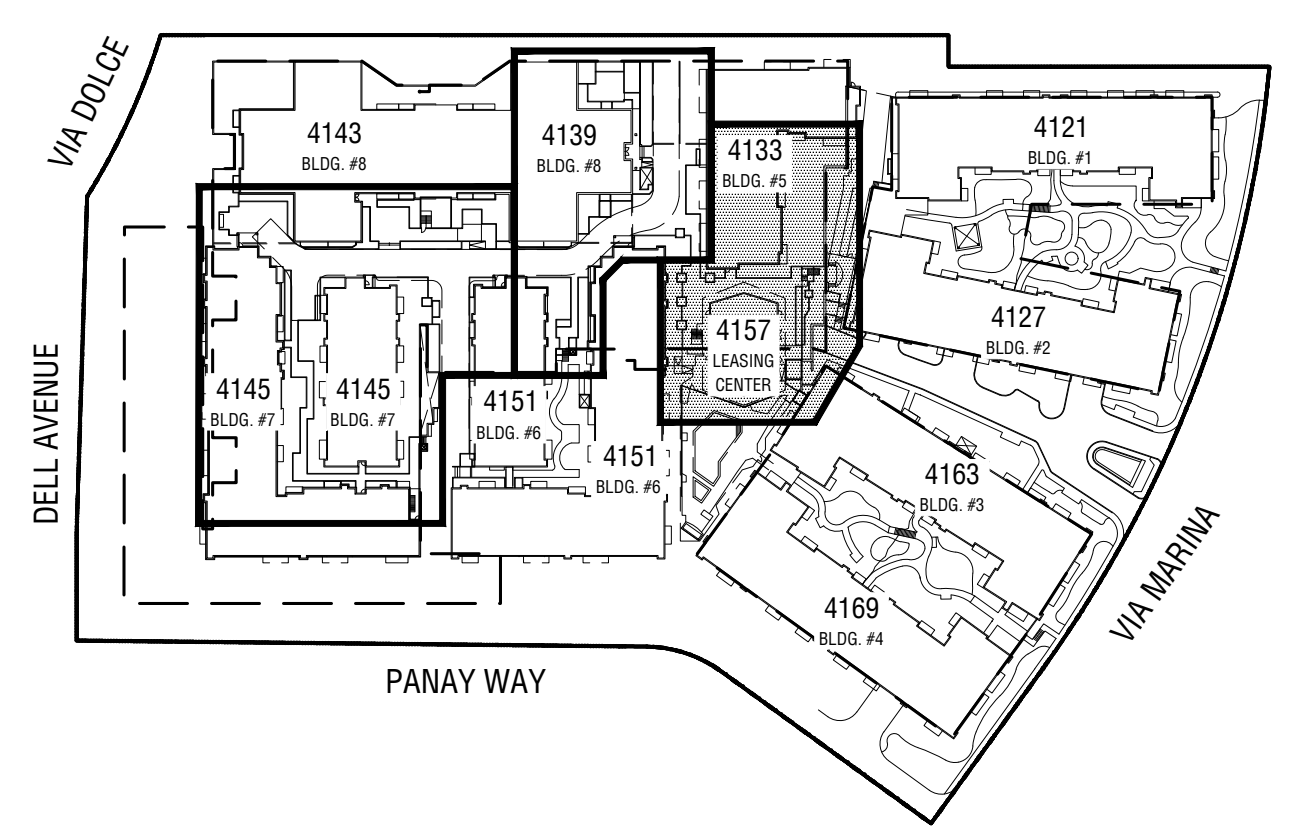
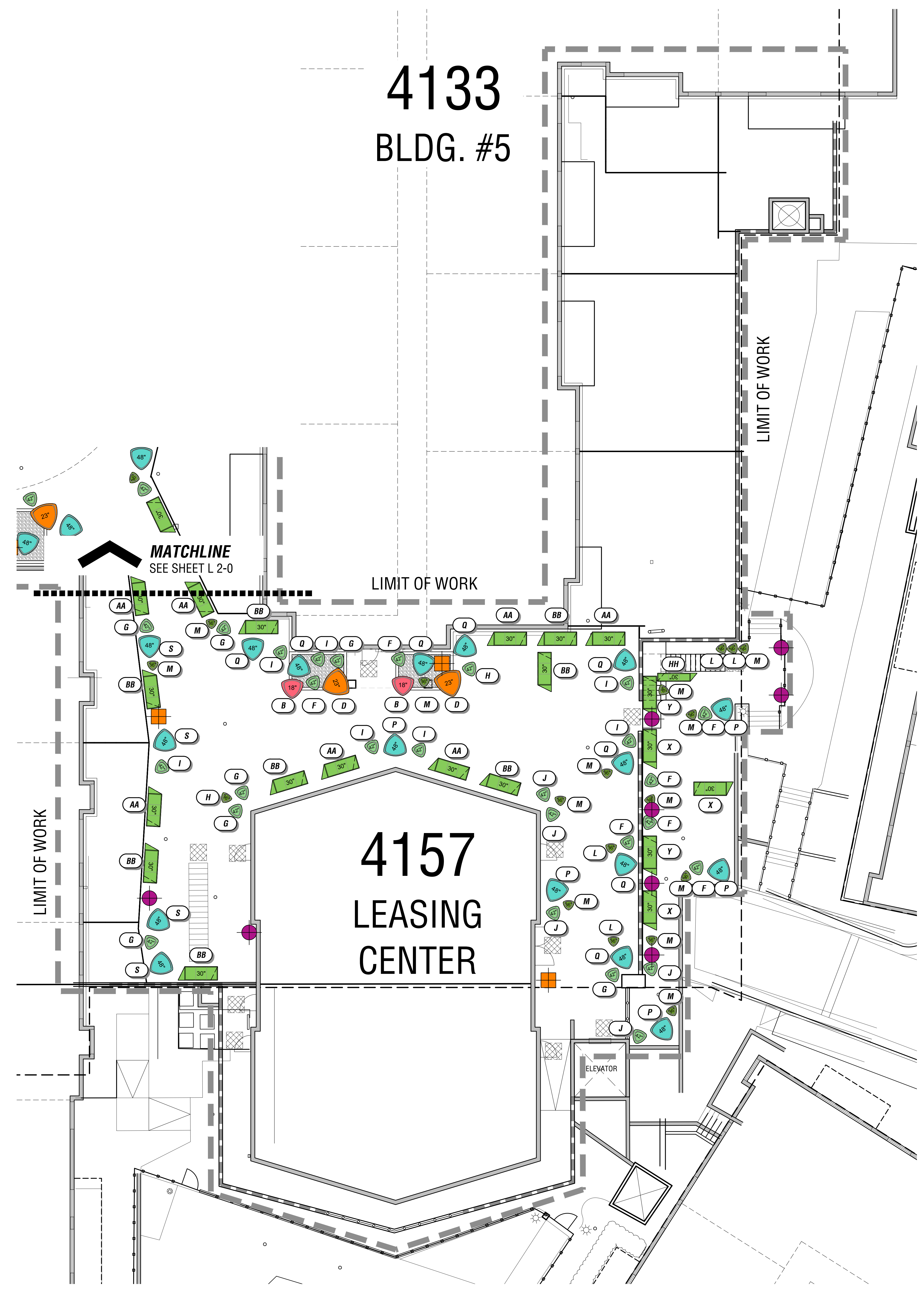
KEY MAP N.T.S.



POT & PLANTING SCHEDULE

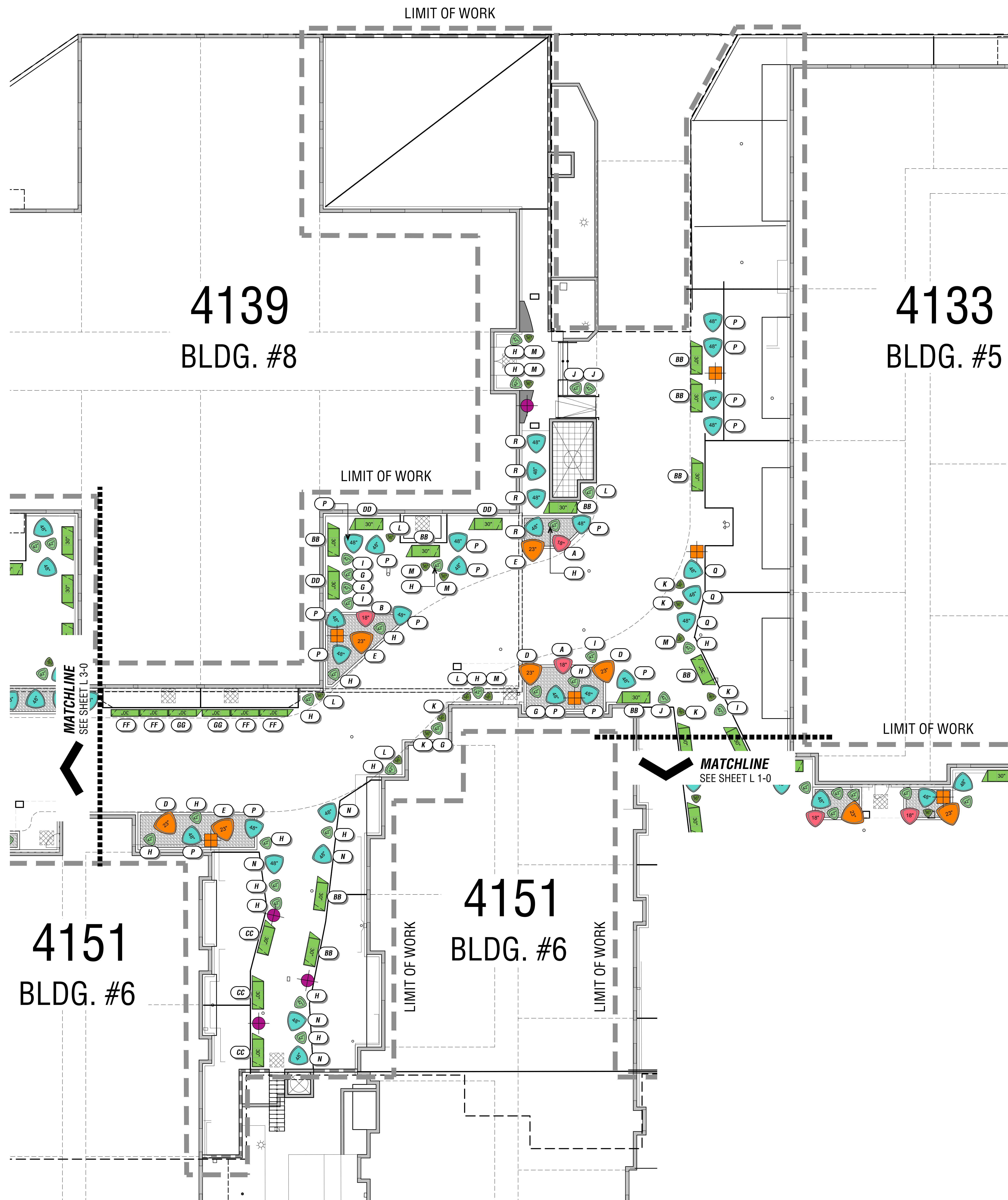
PLANTER SYMBOL REFERENCE	KEYNOTE	PLANT NAME	SIZE	PLNT. QTY.	INSTALL REMARKS
18"	A	AGAVE ATTENUATA X AGAVE OCAHUI	5 GAL.	3	CENTERED IN POT
		AEONUM HAWORTHII 'KIWI'	1 GAL.	6	ALTERNATE AROUND PERIMETER
		SEDUM RUPESTRE 'ANGELINA'	1 GAL.	6	ALTERNATE AROUND PERIMETER
23"	B	JAMA FURCIBACASA	15 GAL.	1	CENTERED IN POT
		CARDONBOARD PALM	15 GAL.	1	W/ BLACK BEACH PEBBLE MULCH
		AGAVE ANGIUSTIPOLIA 'MARGINATA'	15 GAL.	1	CENTERED IN POT
23"	C	VARIEGATED CARIBBEAN AGAVE	15 GAL.	1	W/ BLACK BEACH PEBBLE MULCH
		AGAVE ATTENUATA 'RAY OF LIGHT'	5 GAL.	3	CENTERED IN POT
		FOX TAIL AGAVE	5 GAL.	3	CENTERED IN POT
23"	D	AEONUM HYB. 'MERLOT'	1 GAL.	6	AROUND PERIMETER OF POT
		AEONUM MERLOT	1 GAL.	6	AROUND PERIMETER OF POT
		CYCAS REVOLUTA	15 GAL.	1	CENTERED IN POT
23"	E	SAGO PALM	15 GAL.	1	CENTERED IN POT
		SEDUM ADOLPHI 'FIRESTORM'	1 GAL.	8	ALTERNATE AROUND PERIMETER
		SEDUM 'FIRESTORM'	1 GAL.	8	ALTERNATE AROUND PERIMETER
23"	F	AEONUM HAWORTHII 'KIWI'	1 GAL.	5	ALTERNATE AROUND PERIMETER
		OLEA EUROPAEA 'LITTLE OLLIE'	15 GAL.	1	CENTERED IN POT
		LITTLE OLLIE OLIVE	15 GAL.	1	CENTERED IN POT
23"	G	SENECIO RADICANS 'FISHHOOK'	6"	6	AROUND PERIMETER OF POT
		SENECIO 'FISHHOOK'	6"	6	AROUND PERIMETER OF POT
		AGAVE GEMINIFLORA	15 GAL.	1	CENTERED IN POT
23"	H	TWIN FLOWER AGAVE	15 GAL.	1	CENTERED IN POT
		SENECIO RADICANS 'FISHHOOK'	6"	4	AROUND PERIMETER OF POT
		SENECIO 'FISHHOOK'	6"	4	AROUND PERIMETER OF POT
23"	I	AGAVE ATTENUATA	15 GAL.	1	CENTERED IN POT
		FOX TAIL AGAVE	15 GAL.	1	CENTERED IN POT
		BOUGAINVILLEA SPECTABILIS	15 GAL.	1	CENTERED IN POT
23"	J	BOUGAINVILLEA ONE	15 GAL.	1	CENTERED IN POT
		CRASSULA ARBORESCENS UNULATIOLIA	15 GAL.	1	CENTERED IN POT
		RIPPLE JADE PLANT	15 GAL.	1	CENTERED IN POT
23"	K	YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL.	1	CENTERED IN POT
		BLUE BEANED YUCCA	15 GAL.	1	CENTERED IN POT
		W/ BLACK BEACH PEBBLE MULCH	15 GAL.	1	CENTERED IN POT
23"	L	DRACAENA MARGINATA 'CHARACTER STUMP'	15 GAL.	1	CENTERED IN POT
		DRAGON TREE 'CHARACTER STUMP'	15 GAL.	1	CENTERED IN POT
		W/ BLACK BEACH PEBBLE MULCH	15 GAL.	1	CENTERED IN POT
23"	M	CRASSULA OVATA 'HUMMEL'S SUNSET'	15 GAL.	1	CENTERED IN POT
		CRASSULA 'HUMMEL'S SUNSET'	15 GAL.	1	CENTERED IN POT
		W/ BLACK BEACH PEBBLE MULCH	15 GAL.	1	CENTERED IN POT
36"	N	ARBITUS 'MARIAM'	24" BOX	1	MULTI TRUNK
		STRAWBERRY TREE	24" BOX	1	CENTERED IN POT
		CENTERED IN POT	24" BOX	1	CENTERED IN POT
36"	O	ORNITHOCOSM JAPONICUS	1 GAL.	16	AROUND PERIMETER OF POT
		MONARDELLA GRASS	1 GAL.	16	AROUND PERIMETER OF POT
		NEW ZEALAND CHRISTMAS TREE	24" BOX	1	MULTI TRUNK
36"	P	METROSIDEROS EXCELSA	24" BOX	1	MULTI TRUNK
		SEDUM ADOLPHI 'FIRESTORM'	1 GAL.	8	AROUND PERIMETER OF POT
		SEDUM 'FIRESTORM'	1 GAL.	8	AROUND PERIMETER OF POT
36"	Q	CHAMBEROPUS HUMILIS	24" BOX	1	MULTI (3 TRUNKS)
		MEDITERRANEAN TAN PALM	24" BOX	1	MULTI (3 TRUNKS)
		FESTUCA BLAUCA	1 GAL.	8	AROUND PERIMETER OF POT
36"	R	BLUE FESCUE	1 GAL.	8	AROUND PERIMETER OF POT
		ALOE BAINESII	24" BOX	1	MULTI TRUNK
		CENTERED IN POT	24" BOX	1	CENTERED IN POT
36"	S	W/ BLACK BEACH PEBBLE MULCH	24" BOX	1	CENTERED IN POT
		ARCHONTOPODENDON ALEXANDRAE	24" BOX	1	MULTI (3 TRUNKS)
		CENTERED IN POT	24" BOX	1	CENTERED IN POT
36"	T	SYAGUS ROMANOFFIANA	24" BOX	1	SINGLE TRUNK
		QUEEN PALM	24" BOX	1	CENTERED IN POT
		W/ BLACK BEACH PEBBLE MULCH	24" BOX	1	CENTERED IN POT
36"	U	CANTYLINE AUSTRALIS 'BURUNDY SPIRE'	15 GAL.	1	CENTERED IN POT
		BURUNDY SPIRE	15 GAL.	1	CENTERED IN POT
		W/ BLACK BEACH PEBBLE MULCH	15 GAL.	1	CENTERED IN POT
36"	V	YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL.	1	CENTERED IN POT
		BLUE BEANED YUCCA	15 GAL.	1	CENTERED IN POT
		W/ BLACK BEACH PEBBLE MULCH	15 GAL.	1	CENTERED IN POT
36"	W	ALOE 'HERCULES'	15 GAL.	1	CENTERED IN POT
		HERCULES ALOE	15 GAL.	1	CENTERED IN POT
		CENTERED IN POT	15 GAL.	1	CENTERED IN POT
36"	X	FESTUCA BLAUCA	1 GAL.	8	AROUND PERIMETER OF POT
		BLUE FESCUE	1 GAL.	8	AROUND PERIMETER OF POT
		AROUND PERIMETER OF POT	1 GAL.	8	AROUND PERIMETER OF POT
36"	Y	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	15 GAL.	1	CENTERED IN POT
		ALPHONSE KARR BAMBOO	15 GAL.	1	CENTERED IN POT
		CENTERED IN POT	15 GAL.	1	CENTERED IN POT
36"	Z	DIANELLA 'SILVER STREAK'	5 GAL.	3	EQUALLY SPACED
		SILVER STREAK FLAX LILY	5 GAL.	3	EQUALLY SPACED (BACK ROW)
		W/ BLACK BEACH PEBBLE MULCH	5 GAL.	3	EQUALLY SPACED (FRONT ROW)
36"	AA	DIANELLA 'BLU TOPPA'	5 GAL.	3	EQUALLY SPACED (FRONT ROW)
		BLU TOPPA FLAX LILY	5 GAL.	3	EQUALLY SPACED (FRONT ROW)
		AEONUM HAWORTHII 'KIWI'	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
36"	BB	AEONUM KIWI	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
		OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	3	EQUALLY SPACED
		LITTLE OLLIE DWARF OLIVE	5 GAL.	3	EQUALLY SPACED
36"	CC	PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	5 GAL.	4	EQUALLY SPACED
		GOLF BALL KORUPO	5 GAL.	4	EQUALLY SPACED
		EQUALLY SPACED	5 GAL.	4	EQUALLY SPACED
36"	DD	STREULITIA REGINAE	15 GAL.	3	EQUALLY SPACED (BACK ROW)
		BIRD OF PARADISE	15 GAL.	3	EQUALLY SPACED (BACK ROW)
		EQUALLY SPACED (BACK ROW)	15 GAL.	3	EQUALLY SPACED (BACK ROW)
36"	EE	KALANCHOE LUCIDAE	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
		FRAGOLE PLANT	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
		EQUALLY SPACED (FRONT ROW)	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
36"	FF	ASPARAGUS MYERSII	5 GAL.	3	EQUALLY SPACED (BACK ROW)
		FOXTAIL FERN	5 GAL.	3	EQUALLY SPACED (BACK ROW)
		EQUALLY SPACED (BACK ROW)	5 GAL.	3	EQUALLY SPACED (BACK ROW)
36"	GG	TRACHELOSPERUM JASMINOIDES	1 GAL.	4	EQUALLY SPACED (FRONT ROW)
		STAR JASMINE	1 GAL.	4	EQUALLY SPACED (FRONT ROW)
		EQUALLY SPACED (FRONT ROW)	1 GAL.	4	EQUALLY SPACED (FRONT ROW)
36"	HH	PHILODENDRON XANADU	5 GAL.	3	EQUALLY SPACED
		XANADU PHILODENDRON	5 GAL.	3	EQUALLY SPACED
		EQUALLY SPACED	5 GAL.	3	EQUALLY SPACED
36"	II	SANSEVERIA TRIFASCIATA	5 GAL.	2	PLACE BETWEEN XANADU IN POT
		MOTHER IN LAW TONGUE	5 GAL.	2	PLACE BETWEEN XANADU IN POT
		PLACE BETWEEN XANADU IN POT	5 GAL.	2	PLACE BETWEEN XANADU IN POT
36"	JJ	DIANELLA CAERULEA 'KING ALFRED'	5 GAL.	4	EQUALLY SPACED
		BLUE FLAX LILY	5 GAL.	4	EQUALLY SPACED
		EQUALLY SPACED	5 GAL.	4	EQUALLY SPACED
36"	KK	SANSEVERIA TRIFASCIATA	10"	5	EQUALLY SPACED
		MOTHER IN LAW TONGUE	10"	5	EQUALLY SPACED
		EQUALLY SPACED	10"	5	EQUALLY SPACED
36"	LL	PHILODENDRON XANADU	5 GAL.	4	EQUALLY SPACED
		XANADU PHILODENDRON	5 GAL.	4	EQUALLY SPACED
		EQUALLY SPACED	5 GAL.	4	EQUALLY SPACED
36"	MM	EQUISETUM HYMALE	1 GAL.	6	EQUALLY SPACED
		HORSE TAIL	1 GAL.	6	EQUALLY SPACED
		EQUALLY SPACED	1 GAL.	6	EQUALLY SPACED

NOTES: REFER TO LC SHEETS FOR PLANTER SPECS.



KEY MAP N.T.S.

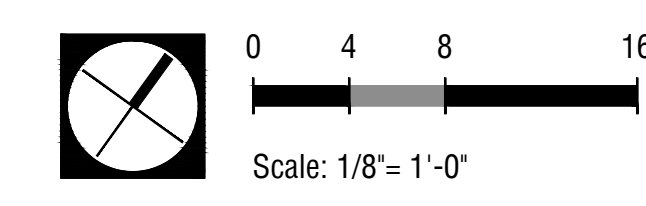
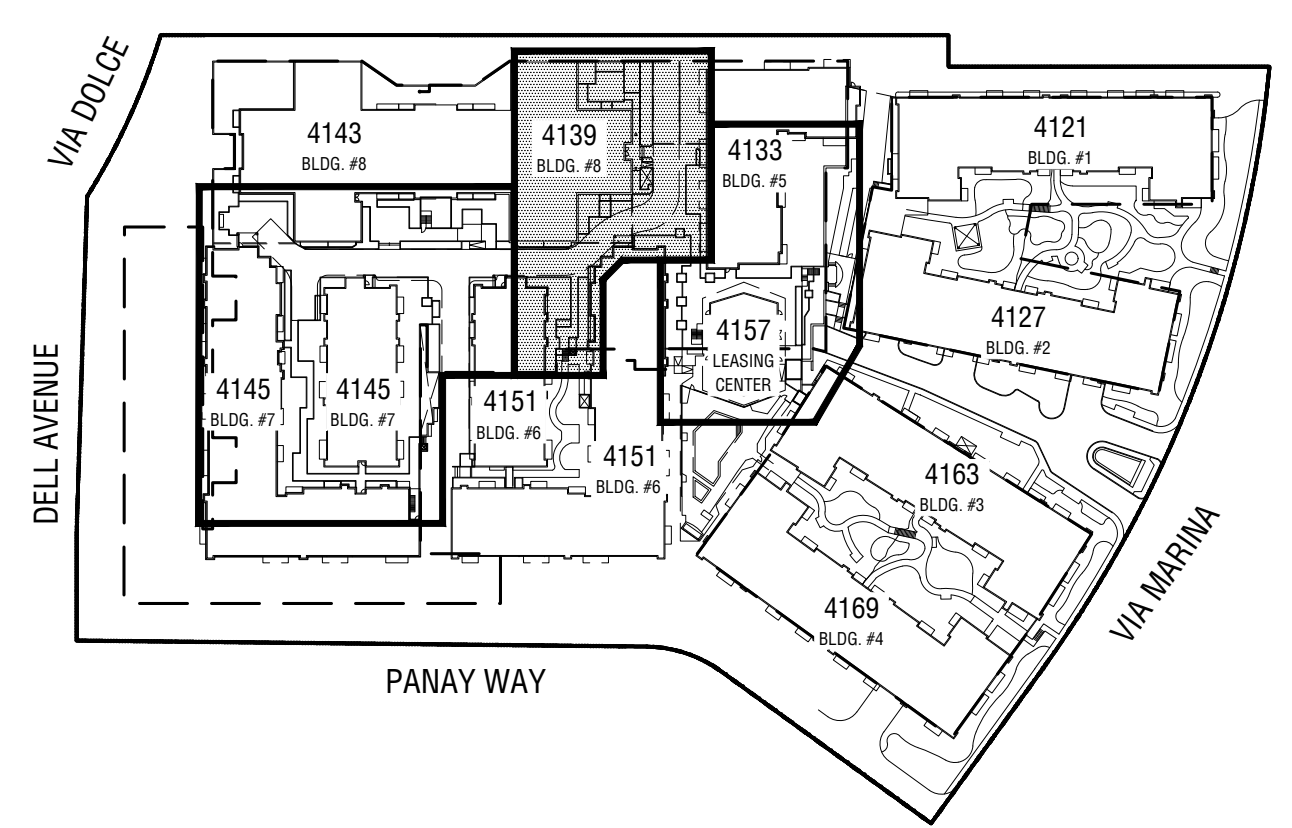




**POT & PLANTING SCHEDULE**

PLANTER SYMBOL REFERENCE	KEYNOTE	PLANT NAME	SIZE	PLNT. QTY.	INSTALL REMARKS
18"	A	AGAVE ATTENUATA X AGAVE OCAHUI	5 GAL	3	CENTERED IN POT
		AEONIUUM HAWORTHII 'XIMY'	1 GAL	6	ALTERNATE AROUND PERIMETER
		SEDUM RUPESTRE 'ANGELINA'	1 GAL	6	ALTERNATE AROUND PERIMETER
23"	B	ZAMIA FURCIBACASA	15 GAL	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		AGAVE ATTENUATA 'RAY OF LIGHT'	5 GAL	3	CENTERED IN POT
23"	D	AEONIUUM HYB. 'MERLOT'	1 GAL	6	AROUND PERIMETER OF POT
		CYCAS REVOLUTA	15 GAL	1	CENTERED IN POT
		SEDUM ADOLPHI 'FIRESTORM'	1 GAL	8	ALTERNATE AROUND PERIMETER
		AEONIUUM HAWORTHII 'XIMY'	1 GAL	5	ALTERNATE AROUND PERIMETER
		OLEA EUROPAEA 'LITTLE OLLIE'	15 GAL	1	CENTERED IN POT
23"	F	SENECIO RADICANS 'FISHHOOK'	6"	6	AROUND PERIMETER OF POT
		AGAVE GEMINIFLORA	15 GAL	1	CENTERED IN POT
		SENECIO RADICANS 'FISHHOOK'	6"	4	AROUND PERIMETER OF POT
		AGAVE ATTENUATA 'FOXTAIL AGAVE'	15 GAL	1	CENTERED IN POT
36"	H	BOUGAINVILLEA SPECTABILIS	15 GAL	1	CENTERED IN POT
		CRASSULA ARBORESCENS UNULATIOLIA	15 GAL	1	CENTERED IN POT
		YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		DRACAENA MARGINATA 'CHARACTER STUMP'	15 GAL	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		CRASSULA OVATA 'HUMMEL'S SUNSET'	15 GAL	1	CENTERED IN POT
		ARBITUS 'MARIAN'	24' BOX	1	MULTI TRUNK CENTERED IN POT
		ORNITHOCOSM JAPONICUS	1 GAL	16	AROUND PERIMETER OF POT
		METROSIDEROS EXCELSA	24' BOX	1	MULTI TRUNK
		SEDUM ADOLPHI 'FIRESTORM'	1 GAL	8	AROUND PERIMETER OF POT
		CHAMBEROPUS HEMILLIS	24' BOX	1	MULTI (3 TRUNKS)
36"	P	RESTUÇA GLAUCA	1 GAL	8	AROUND PERIMETER OF POT
		ALOE BARNESII	24' BOX	1	MULTI TRUNK CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		ARCHANTHOPHYTENIX ALEXANDRAE	24' BOX	1	MULTI (3 TRUNKS) CENTERED IN POT
		SYAGUS ROMANOFFIANA	24' BOX	1	SINGLE TRUNK CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		CANTYLINE AUSTRALIS 'BURUNDY SPIRE'	15 GAL	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		ALOE 'HERCULES'	15 GAL	1	CENTERED IN POT
		RESTUÇA GLAUCA	1 GAL	8	AROUND PERIMETER OF POT
		BAMBUSA MULTIPLEX 'ALPHONSE KARR'	15 GAL	1	CENTERED IN POT
		DIANELLA 'SILVER STREAK'	5 GAL	3	EQUALLY SPACED W/ BLACK BEACH PEBBLE MULCH
30"	BB	DIANELLA 'BLU TOPA'	5 GAL	3	EQUALLY SPACED (BACK ROW)
		AEONIUUM HAWORTHII 'XIMY'	1 GAL	8	EQUALLY SPACED (FRONT ROW)
30"	AA	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL	3	EQUALLY SPACED
		PITTIOSPORUM TENUIFOLIUM 'GOLF BALL'	5 GAL	4	EQUALLY SPACED
30"	BB	STREPTILITIA REGINAE	15 GAL	3	EQUALLY SPACED (BACK ROW)
		KALANCHOE LUCIDAE	1 GAL	8	EQUALLY SPACED (FRONT ROW)
30"	CC	ASPARAGUS MYERSII	5 GAL	3	EQUALLY SPACED (BACK ROW)
		TRACHELOSPERUM JASMINOIDES	1 GAL	4	EQUALLY SPACED (FRONT ROW)
30"	DD	PHILODENDRON XANADOU	5 GAL	3	EQUALLY SPACED
		SANSEVERIA TRIFASCIATA	5 GAL	2	PLACE BETWEEN XANADOU IN POT
18"	EE	DIANELLA CAERULEA 'KING ALFRED'	5 GAL	4	EQUALLY SPACED
		SANSEVERIA TRIFASCIATA	10'	5	EQUALLY SPACED
18"	GG	PHILODENDRON XANADOU	5 GAL	4	EQUALLY SPACED
		EQUISETUM HYMALE	1 GAL	6	EQUALLY SPACED W/ BLACK BEACH PEBBLE MULCH

NOTES: REFER TO LC SHEETS FOR PLANTER SPECS.



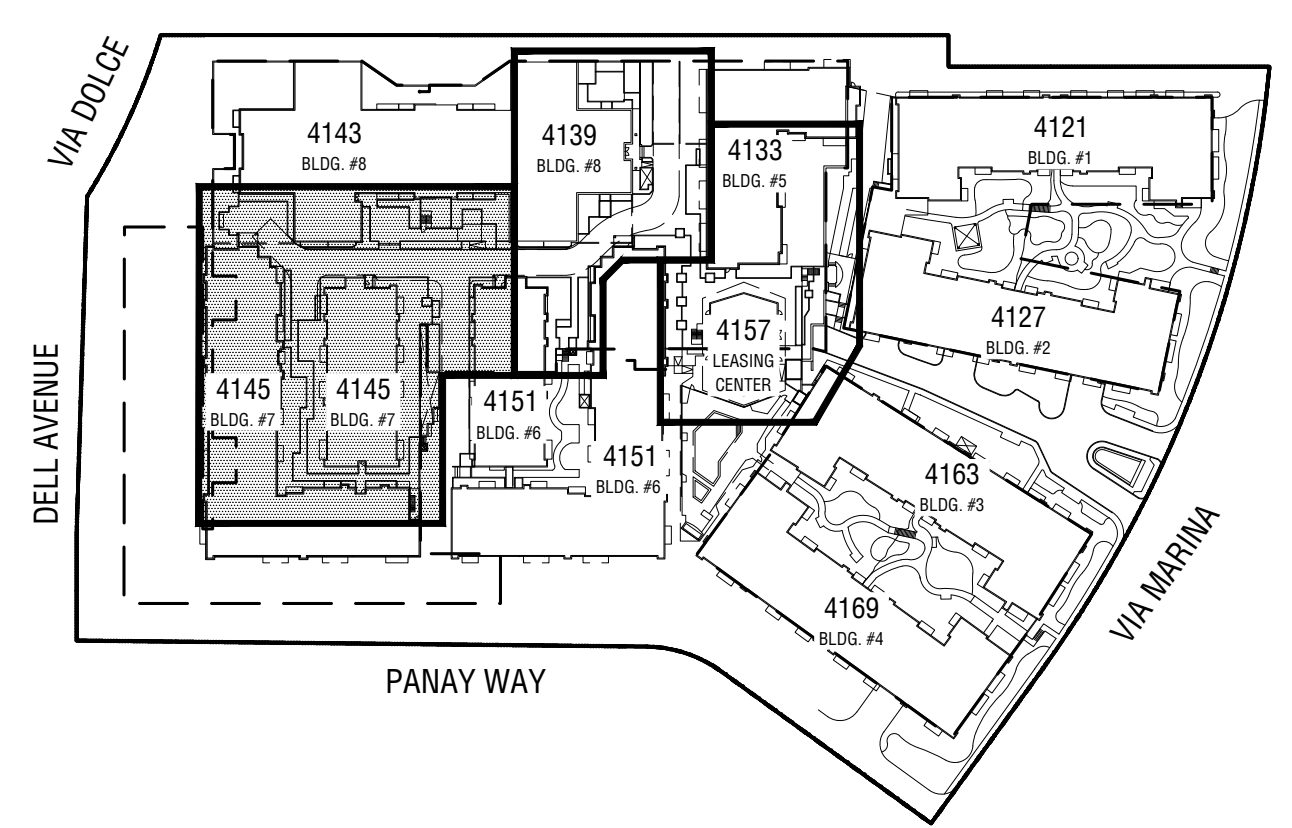
KEY MAP



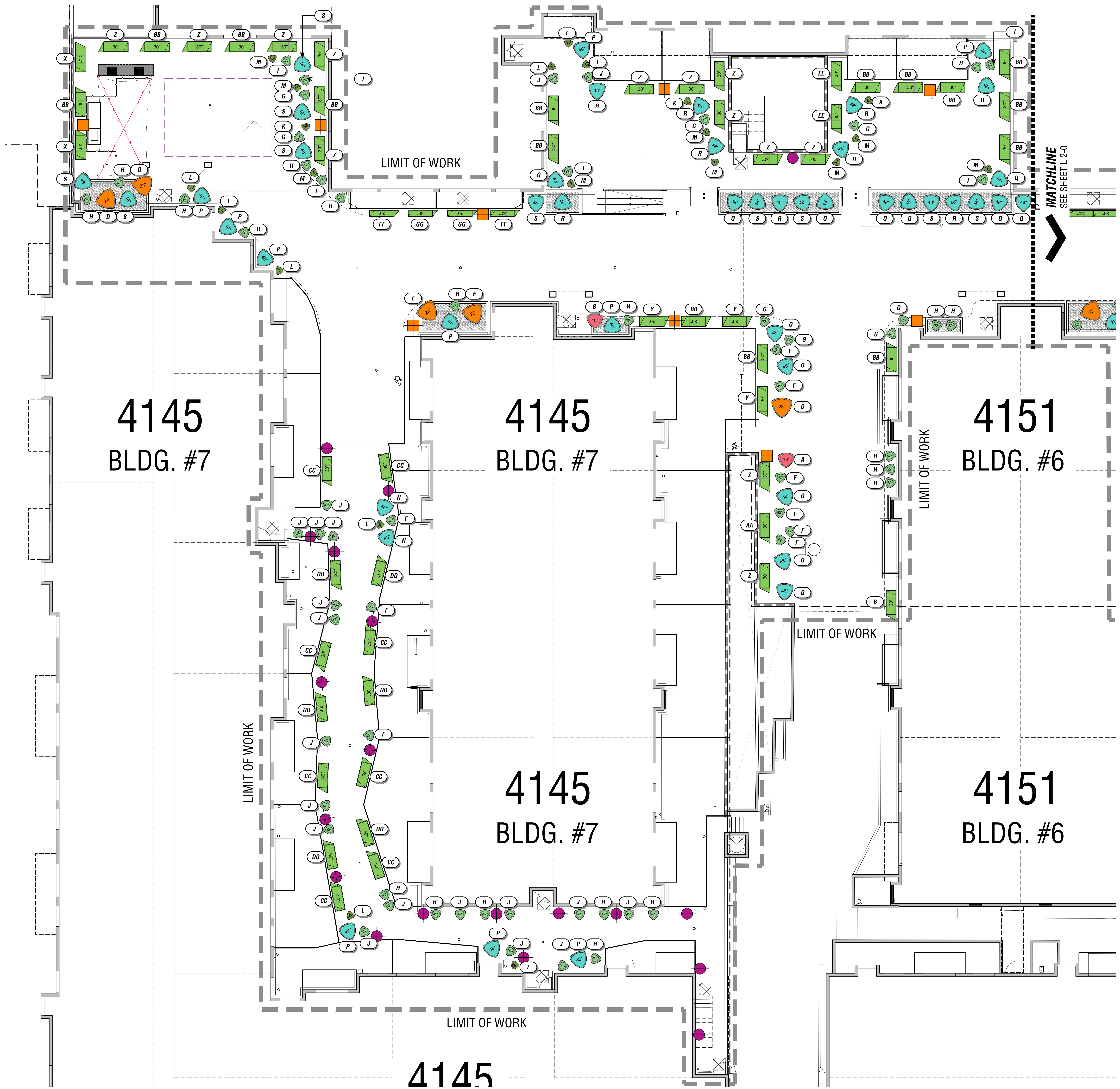
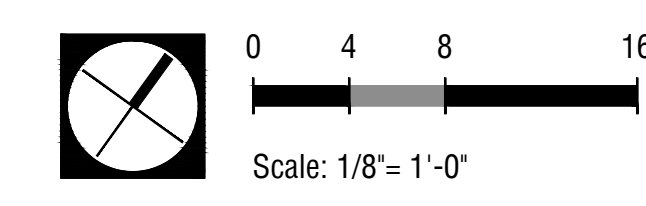
**POT & PLANTING SCHEDULE**

PLANTER SYMBOL REFERENCE	KEYNOTE	PLANT NAME	SIZE	PLNT. QTY.	INSTALL REMARKS
18"	A	AGAVE ATTENUATA X AGAVE OCAHUI	5 GAL.	3	CENTERED IN POT
		AEONIUM HAWORTHII 'KIWI'	1 GAL.	6	ALTERNATE AROUND PERIMETER
		SEDUM RUPESTRE 'ANGELINA'	1 GAL.	6	ALTERNATE AROUND PERIMETER
23"	B	ZAMIA FURCIBACATA	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		AGAVE ATTENUATA 'RAY OF LIGHT'	5 GAL.	3	CENTERED IN POT
23"	C	AGAVE ATTENUATA 'RAY OF LIGHT'	5 GAL.	3	CENTERED IN POT
		AEONIUM HVB. 'MERLOT'	1 GAL.	6	AROUND PERIMETER OF POT
23"	D	AEONIUM HVB. 'MERLOT'	1 GAL.	6	AROUND PERIMETER OF POT
		CYCAS REVOLUTA	15 GAL.	1	CENTERED IN POT
23"	E	AEONIUM HVB. 'MERLOT'	1 GAL.	6	AROUND PERIMETER OF POT
		AEONIUM HVB. 'MERLOT'	1 GAL.	6	AROUND PERIMETER OF POT
23"	F	OLEA EUROPAEA 'LITTLE OLLIE'	15 GAL.	1	CENTERED IN POT
		SENECIO RADICANS 'FISHHOOK'	6"	6	AROUND PERIMETER OF POT
23"	G	AGAVE GEMINFLORA	15 GAL.	1	CENTERED IN POT
		SENECIO RADICANS 'FISHHOOK'	6"	4	AROUND PERIMETER OF POT
23"	H	AGAVE ATTENUATA	15 GAL.	1	CENTERED IN POT
		BOUGAINVILLEA SPECTABILIS	15 GAL.	1	CENTERED IN POT
23"	I	BOUGAINVILLEA SPECTABILIS	15 GAL.	1	CENTERED IN POT
		CRASSULA ARBORESCENS UNDOULATIFOLIA	15 GAL.	1	CENTERED IN POT
23"	J	CRASSULA ARBORESCENS UNDOULATIFOLIA	15 GAL.	1	CENTERED IN POT
		YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
23"	K	YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		DRACAENA MARGINATA 'CHARACTER STUMP'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
23"	L	DRACAENA MARGINATA 'CHARACTER STUMP'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		CRASSULA OVATA 'HUMMEL'S SUNSET'	15 GAL.	1	CENTERED IN POT
23"	M	CRASSULA OVATA 'HUMMEL'S SUNSET'	15 GAL.	1	CENTERED IN POT
		ARBITUS 'MARIAM'	24" BOX	1	MULTI TRUNK
23"	N	ARBITUS 'MARIAM'	24" BOX	1	MULTI TRUNK
		ONCHODORON JAPONICUS	1 GAL.	16	AROUND PERIMETER OF POT
23"	O	ONCHODORON JAPONICUS	1 GAL.	16	AROUND PERIMETER OF POT
		METRODIORON EXCELSA	24" BOX	1	MULTI TRUNK
23"	P	METRODIORON EXCELSA	24" BOX	1	MULTI TRUNK
		SEDUM ADOLPHI 'FIRESTORM'	1 GAL.	8	AROUND PERIMETER OF POT
23"	Q	SEDUM ADOLPHI 'FIRESTORM'	1 GAL.	8	AROUND PERIMETER OF POT
		CHAMBEROPUS HEMULIS	24" BOX	1	MULTI (3 TRUNKS)
23"	R	CHAMBEROPUS HEMULIS	24" BOX	1	MULTI (3 TRUNKS)
		RESTUÇA GLAUCA	1 GAL.	8	AROUND PERIMETER OF POT
23"	S	RESTUÇA GLAUCA	1 GAL.	8	AROUND PERIMETER OF POT
		ALOE BAINESII	24" BOX	1	MULTI TRUNK
23"	T	ALOE BAINESII	24" BOX	1	MULTI TRUNK
		ARCHONTOPEHONX ALEXANDRAE	24" BOX	1	MULTI (3 TRUNKS)
23"	U	ARCHONTOPEHONX ALEXANDRAE	24" BOX	1	MULTI (3 TRUNKS)
		SYAGRUS ROMANOFFIANA	24" BOX	1	SINGLE TRUNK
23"	V	SYAGRUS ROMANOFFIANA	24" BOX	1	SINGLE TRUNK
		CANTYLINA AUSTRALIS 'BURUNDY SPIRE'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
23"	W	CANTYLINA AUSTRALIS 'BURUNDY SPIRE'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
23"	X	YUCCA ROSTRATA 'SAPPHIRE SKIES'	15 GAL.	1	CENTERED IN POT W/ BLACK BEACH PEBBLE MULCH
		ALOE 'HERCULES'	15 GAL.	1	CENTERED IN POT
23"	Y	ALOE 'HERCULES'	15 GAL.	1	CENTERED IN POT
		RESTUÇA GLAUCA	1 GAL.	8	AROUND PERIMETER OF POT
23"	Z	RESTUÇA GLAUCA	1 GAL.	8	AROUND PERIMETER OF POT
		BAMBUSA MULTIFLEX 'ALPHONSE KARR'	15 GAL.	1	CENTERED IN POT
23"	AA	BAMBUSA MULTIFLEX 'ALPHONSE KARR'	15 GAL.	1	CENTERED IN POT
		DIANELLA 'SILVER STREAK'	5 GAL.	3	EQUALLY SPACED
23"	BB	DIANELLA 'SILVER STREAK'	5 GAL.	3	EQUALLY SPACED
		DIANELLA 'BLU TOPA'	5 GAL.	3	EQUALLY SPACED (BACK ROW)
23"	CC	DIANELLA 'BLU TOPA'	5 GAL.	3	EQUALLY SPACED (BACK ROW)
		AEONIUM HAWORTHII 'KIWI'	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
23"	DD	AEONIUM HAWORTHII 'KIWI'	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
		OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	3	EQUALLY SPACED
23"	EE	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	3	EQUALLY SPACED
		PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	5 GAL.	4	EQUALLY SPACED
23"	FF	PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	5 GAL.	4	EQUALLY SPACED
		STRELITZIA REGINAE	15 GAL.	3	EQUALLY SPACED (BACK ROW)
23"	GG	STRELITZIA REGINAE	15 GAL.	3	EQUALLY SPACED (BACK ROW)
		KALANCHOE LUCIDAE	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
23"	HH	KALANCHOE LUCIDAE	1 GAL.	8	EQUALLY SPACED (FRONT ROW)
		ASPARAGUS MYRTHI	5 GAL.	3	EQUALLY SPACED (BACK ROW)
23"	II	ASPARAGUS MYRTHI	5 GAL.	3	EQUALLY SPACED (BACK ROW)
		TRACHELOSPERANUM JASMINOIDES	1 GAL.	4	EQUALLY SPACED (FRONT ROW)
23"	JJ	TRACHELOSPERANUM JASMINOIDES	1 GAL.	4	EQUALLY SPACED (FRONT ROW)
		PHILODENDRON XANADU	5 GAL.	3	EQUALLY SPACED
23"	KK	PHILODENDRON XANADU	5 GAL.	3	EQUALLY SPACED
		SANSEVERIA TRIFASCIATA	5 GAL.	2	PLACE BETWEEN XANADU IN POT
23"	LL	SANSEVERIA TRIFASCIATA	5 GAL.	2	PLACE BETWEEN XANADU IN POT
		DIANELLA CAERULEA 'KING ALFRED'	5 GAL.	4	EQUALLY SPACED
23"	MM	DIANELLA CAERULEA 'KING ALFRED'	5 GAL.	4	EQUALLY SPACED
		SANSEVERIA TRIFASCIATA	10"	5	EQUALLY SPACED
23"	NN	SANSEVERIA TRIFASCIATA	10"	5	EQUALLY SPACED
		PHILODENDRON XANADU	5 GAL.	4	EQUALLY SPACED
23"	OO	PHILODENDRON XANADU	5 GAL.	4	EQUALLY SPACED
		EQUISETUM HYMALE	1 GAL.	6	EQUALLY SPACED W/ BLACK BEACH PEBBLE MULCH

NOTES: REFER TO LC SHEETS FOR PLANTER SPECS.



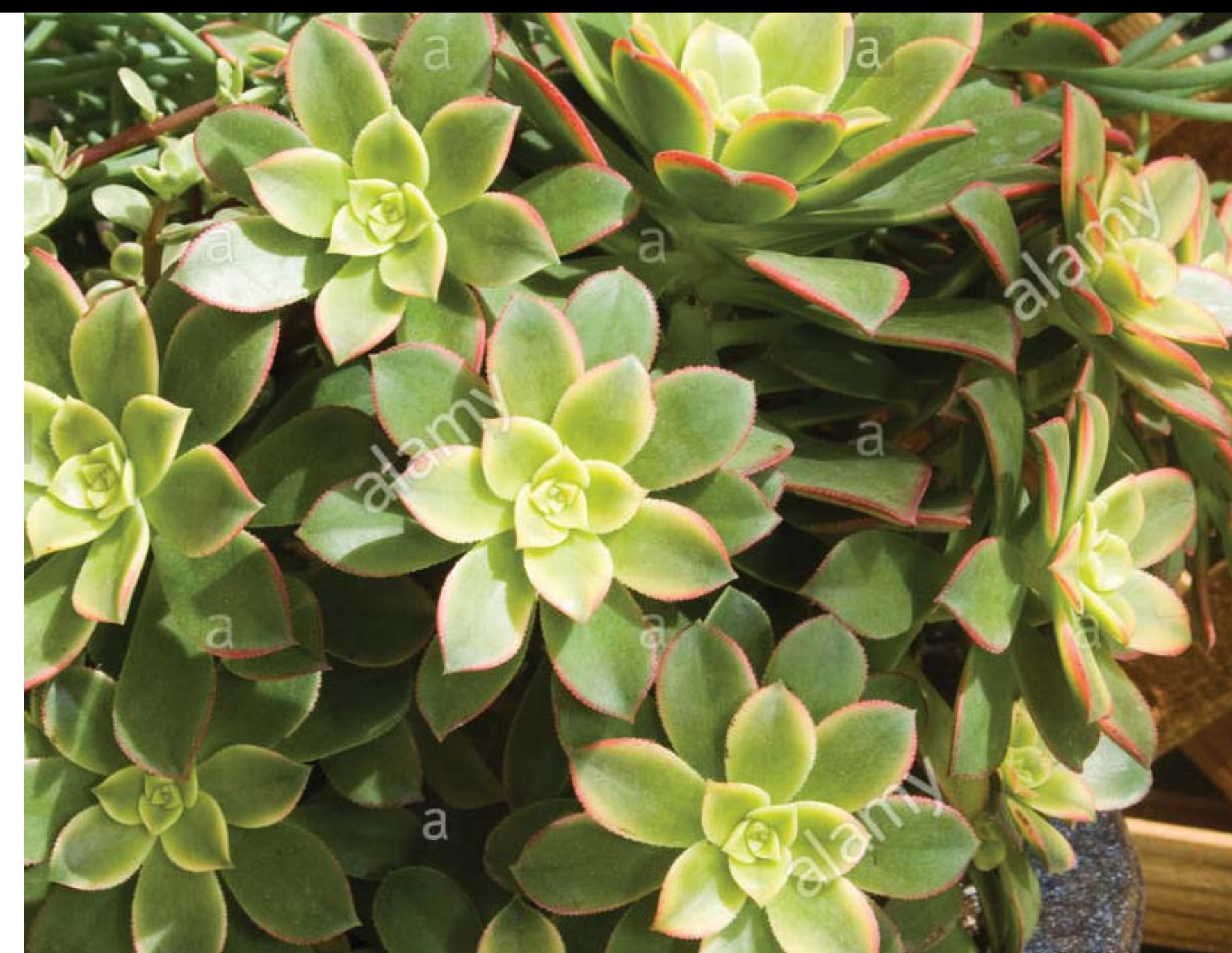
KEY MAP







AGAVE ATTENUATA X AGAVE OCAHUI  
AGAVE 'BLUE GLOW'



AEONIUM HAWORTHII 'KIWI'  
AEONIUM KIWI



SEDUM RUPESTRE 'ANGELINA'  
SEDUM ANGELINA'



ZAMIA FURFURACEA  
CARDBOARD PALM



AGAVE ANGUSTIFOLIA 'MARGINATA'  
VARIEGATED CARIBBEAN AGAVE

A

B

C



AGAVE ATTENUATA 'RAY OF LIGHT'  
FOX TAIL AGAVE



AEONIUM HYB. 'MERLOT'  
AEONIUM MERLOT



CYCAS REVOLUTA  
SAGO PALM



SEDUM ADOLPHII 'FIRESTORM'  
SEDUM FIRESTORM



AEONIUM HAWORTHII 'KIWI'  
AEONIUM KIWI

D

E



OLEA EUROPAEA 'LITTLE OLLIE'  
LITTLE OLLIE OLIVE



SENECIO RADICANS 'FISH HOOK'  
SENECIO FISH HOOK



AGAVE GEMINIFLORA  
TWIN FLOWER AGAVE



SENECIO RADICANS 'FISH HOOK'  
SENECIO FISH HOOK



AGAVE ATTENUATA  
FOXTAILAGAVE

F

G

H







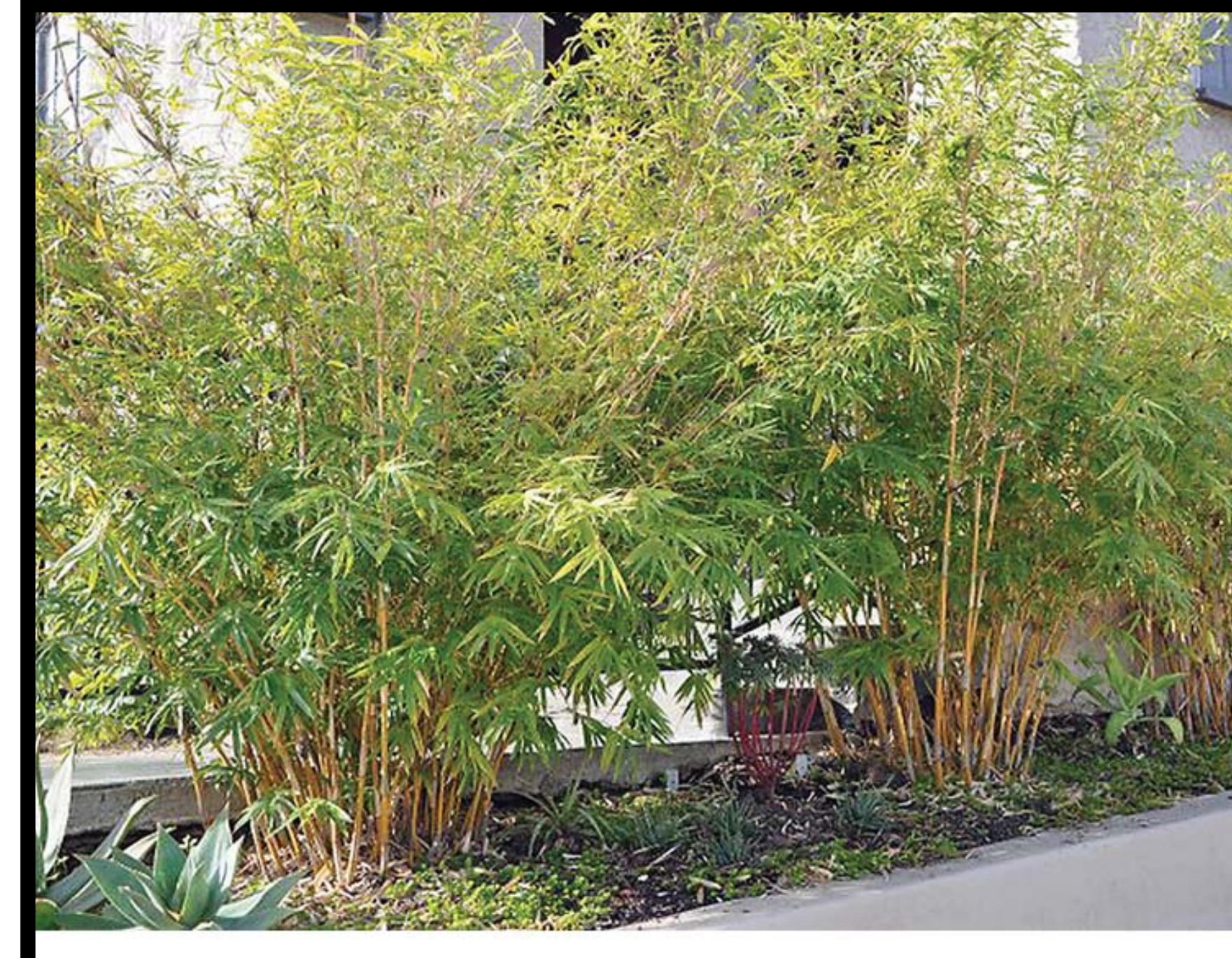


ALOE 'HERCULES'  
HERCULES ALOE

V



FESTUCA GLAUCA  
BLUE FESCUE



BAMBUSA MULTIPLEX 'ALPHONSE KARR'  
ALPHONSE KARR BVAMBOO

W



DIANELLA 'SILVER STREAK'  
SILVER STREAK FLAX LILY

X



DIANELLA 'BLU TOPIA'  
BLU TOPIA FLAX LILY

Y



AEONIUM HAWORTHII 'KIWI'  
AEONIUM KIWI

Y



OLEA EUROPAEA 'LITTLE OLLIE'  
LITTLE OLLIE DWARF OLIVE

Z



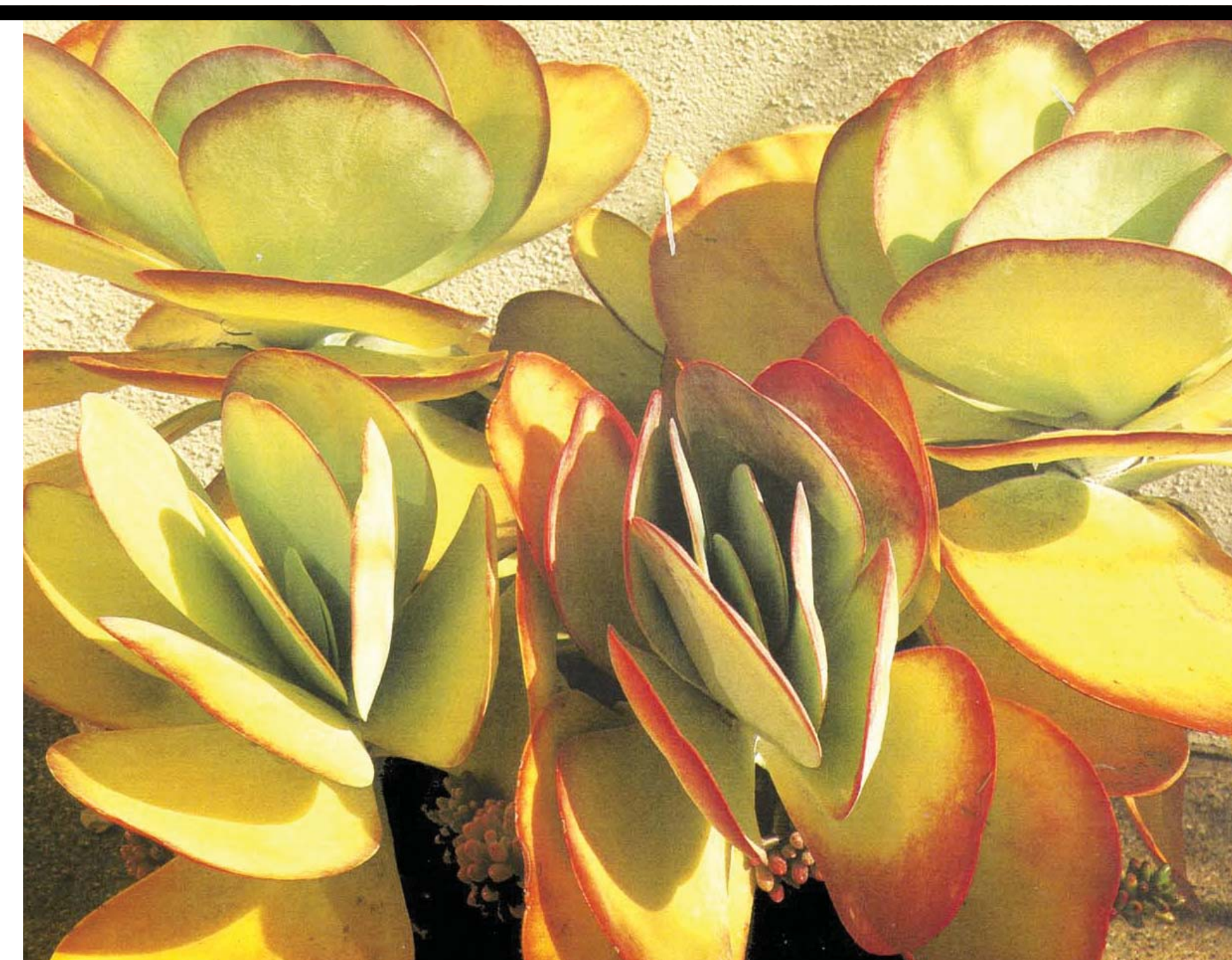
PITTOSPORUM TENUIFOLIUM 'GOLF BALL'  
GOLF BALL KOHUHU

AA



STRELITZIA REGINAE  
BIRD OF PARADISE

BB



KALANCHOE LUCIAE  
PADDLE PLANT



ASPARAGUS MYERII  
FOXTAIL FERN

CC



TRACHELOSPERMUM JASMINOIDES  
STAR JASMINE



PHILODENDRON XANADU  
XANADU PHILODENDRON

DD



SANSEVERIA TRIFASCIATA  
MOTHER IN LAW TONGUE



DIANELLA CAERULEA 'KING ALFRED'  
BLUE FLAX LILY

EE



Date: Job No.: 20-0866  
2022.03.14 PRELIM. AGENCY REVIEW  
2022.09.21 DCB REVIEW

MISSION LANDSCAPE ARCHITECTURE

PLANT PALETTE  
MARINA 41 APARTMENTS  
4157 VIA MARINA, MARINA DEL RAY, CA 90292



LI 3-0

Path: P:\2022\0866\_Equity Res Marina 4140-04003-01-00-Concept\_Schematic\03.01.22\X User File: 19 20x49-CL 20-0866-001 Layout 1a.rvt





SANSEVERIA TRIFASCIATA  
MOTHER IN LAW TONGUE

FF



PHILODENDRON XANADU  
XANADU PHILODENDRON

GG



EQUISETUM HYMALE  
HORSE TAIL

HH



BLACK BEACH PEBBLE



GOLDEN JADE MULCH

MULCH



DELTA COLLECTION "LOW"  
48"X18"

POT 1



DELTA COLLECTION "LOW"  
60"X23"

POT 2



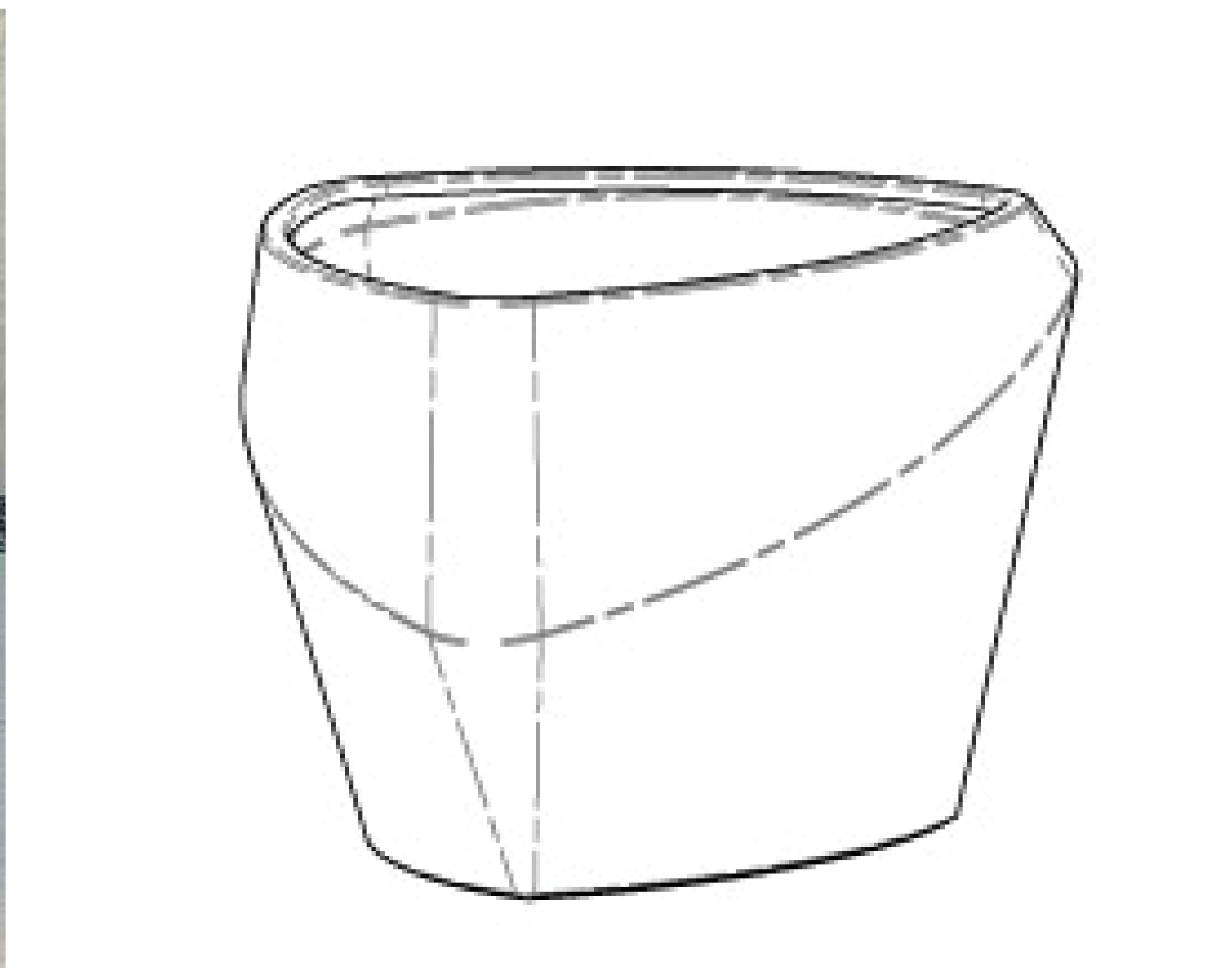
DELTA COLLECTION "HIGH"  
30"X42"

POT 3 (front)



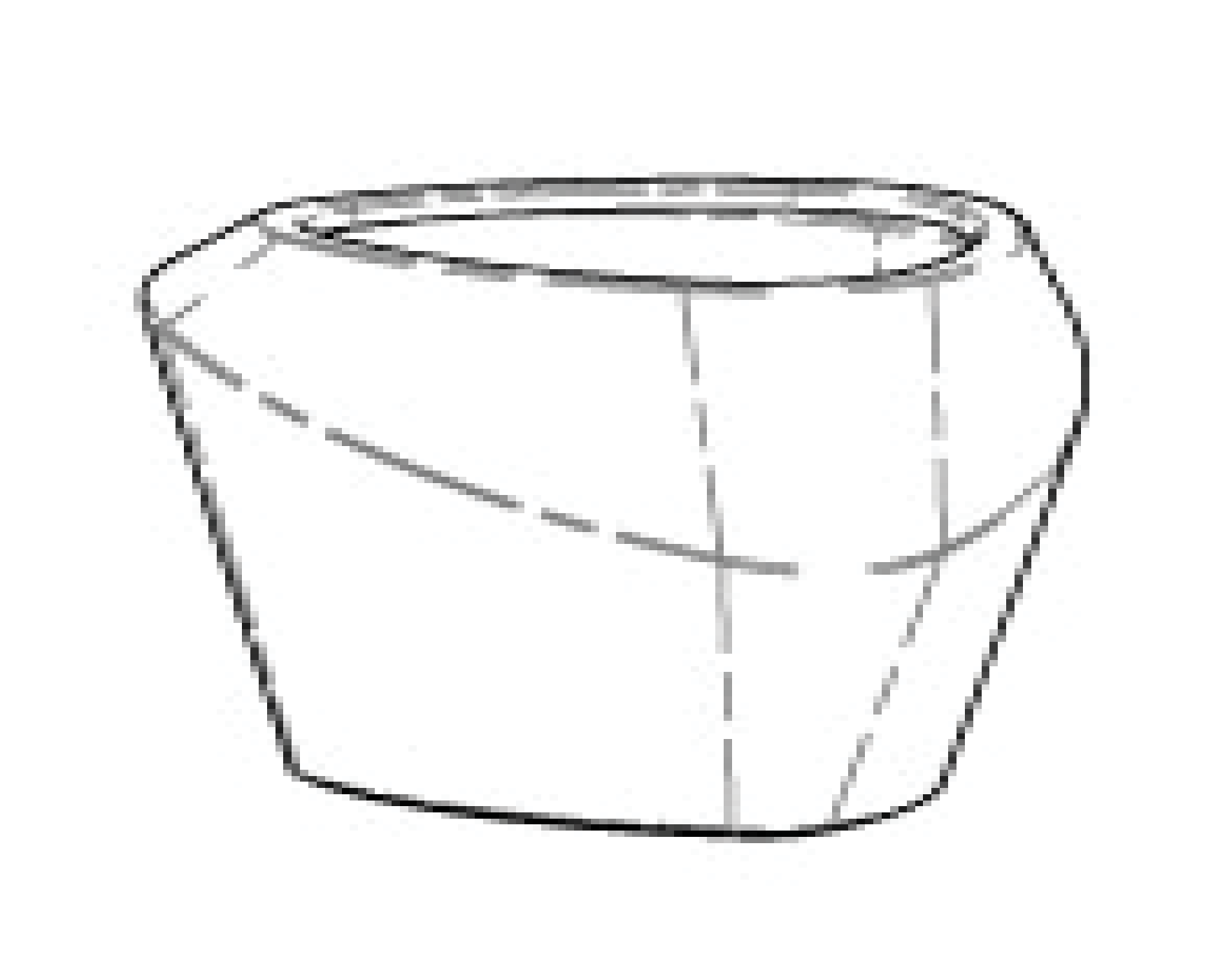
DELTA COLLECTION "HIGH"  
24"X36"

POT 4 (back)



DELTA COLLECTION "MID" - PRIMARY FOR TREES  
48"X36"

POT 5



DELTA COLLECTION "MID"  
36"X30"

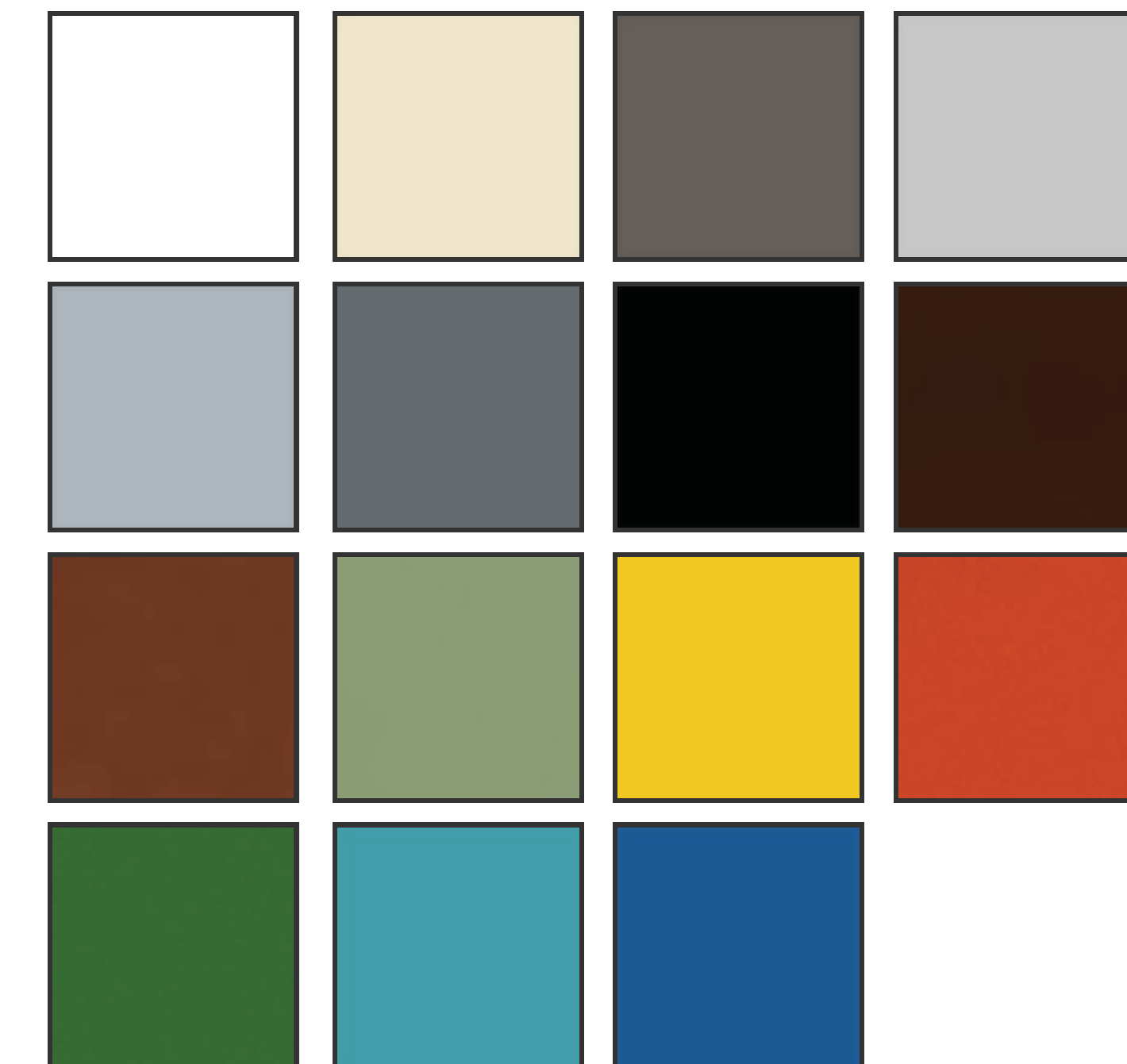
POT 6



SLASH COLLECTION  
30" X (VARIABLE LENGTH) 72" X 30"  
18" X (VARIABLE LENGTH) 72" X 18"

POTS 7 & 8

Standard Colors



POT COLORS



BUILDING AWNING



PAVING COLORS





**NOTES FOR ILLUSTRATIONS:**

- LOCATIONS OF EACH VIEW SHOWN ON SHEET L 1-0
- ALL COLORS, MATERIALS AND FINISHES ARE SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY, PRICING, AND FINAL APPROVED CONSTRUCTION DOCUMENTS.
- REFER TO SUBMITTAL PACKAGE FOR MATERIALS, IMAGERY & PLANT PALETTE.

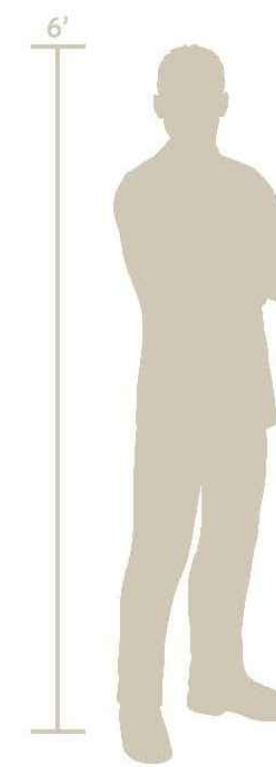
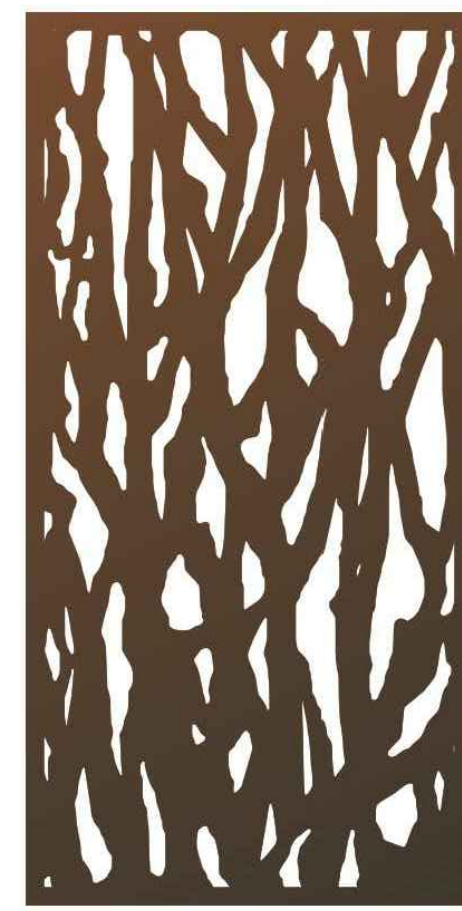


**Parasoleil**

6510 W 91st Ave, Suite 100  
Westminster, CO 80031  
(303) 589-4524  
hello@parasoleil.com  
www.parasoleil.com

**Quiet Wood® (QWD)**

An old-growth forest, a grove of trees behind the neighborhood, a backpacking in a national park. Think of it what you will. This has strong, organic lines that soften the architecture and, if done well, can create welcoming spaces people will want to use.



Shade Score	5/10
Privacy Score	6/10
Biomimicry Score	10/10
Structural Strength Score	5/10
Small Hole Size Score	3/10
MESH Score	5/10
Openness	24% Open

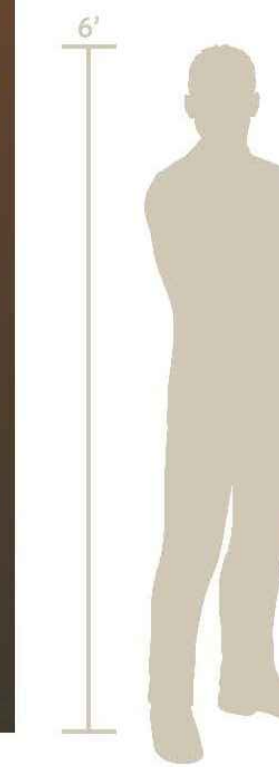
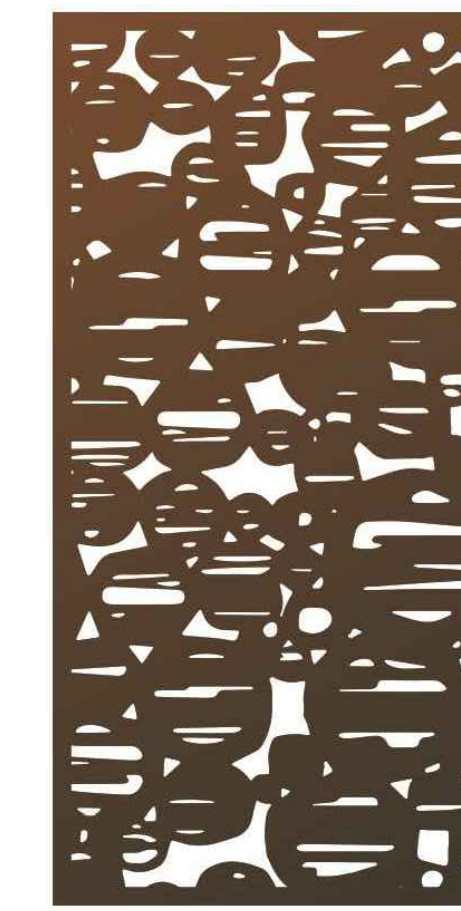
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**Parasoleil**

6510 W 91st Ave, Suite 100  
Westminster, CO 80031  
(303) 589-4524  
hello@parasoleil.com  
www.parasoleil.com

**Eagle Lake Agate® (ELK)**

Inspired by collecting smooth garnets, rough granite, and other rocks sparkling in the shallow water as the other kids took their swim test at camp, Eagle Lake Agate can be easily cropped for railings and many other applications.



Shade Score	5/10
Privacy Score	7/10
Biomimicry Score	8/10
Structural Strength Score	7/10
Small Hole Size Score	4/10
MESH Score	3/10
Openness	23% Open

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**Winter Branches® (WBR)**

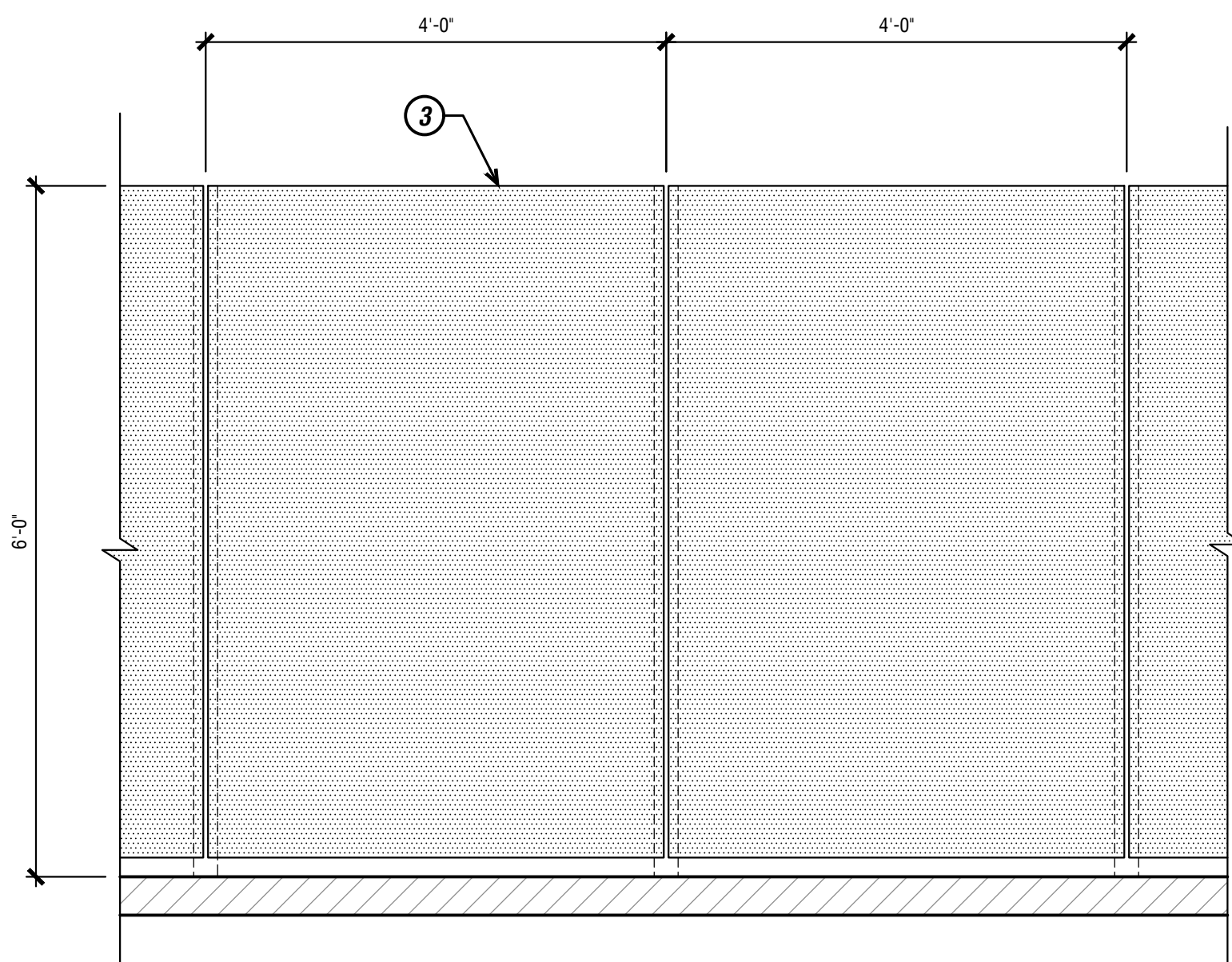
Some structural patterns take longer to develop than others. This came to be after weeks of study of ice and snow piling on bushes and branches in Colorado. Some of this pattern is very tight and shaded, but just as the sun shines here even when it's 10 below, there are bursts of openings that let this pattern feel lighter than the environs that drive cabin fever. All shade and no play make Jack's rooftop patio a dull, stuffy, unused place.



Shade Score	10/10
Privacy Score	9/10
Biomimicry Score	10/10
Structural Strength Score	9/10
Small Hole Size Score	4/10
MESH Score	4/10
Openness	16% Open

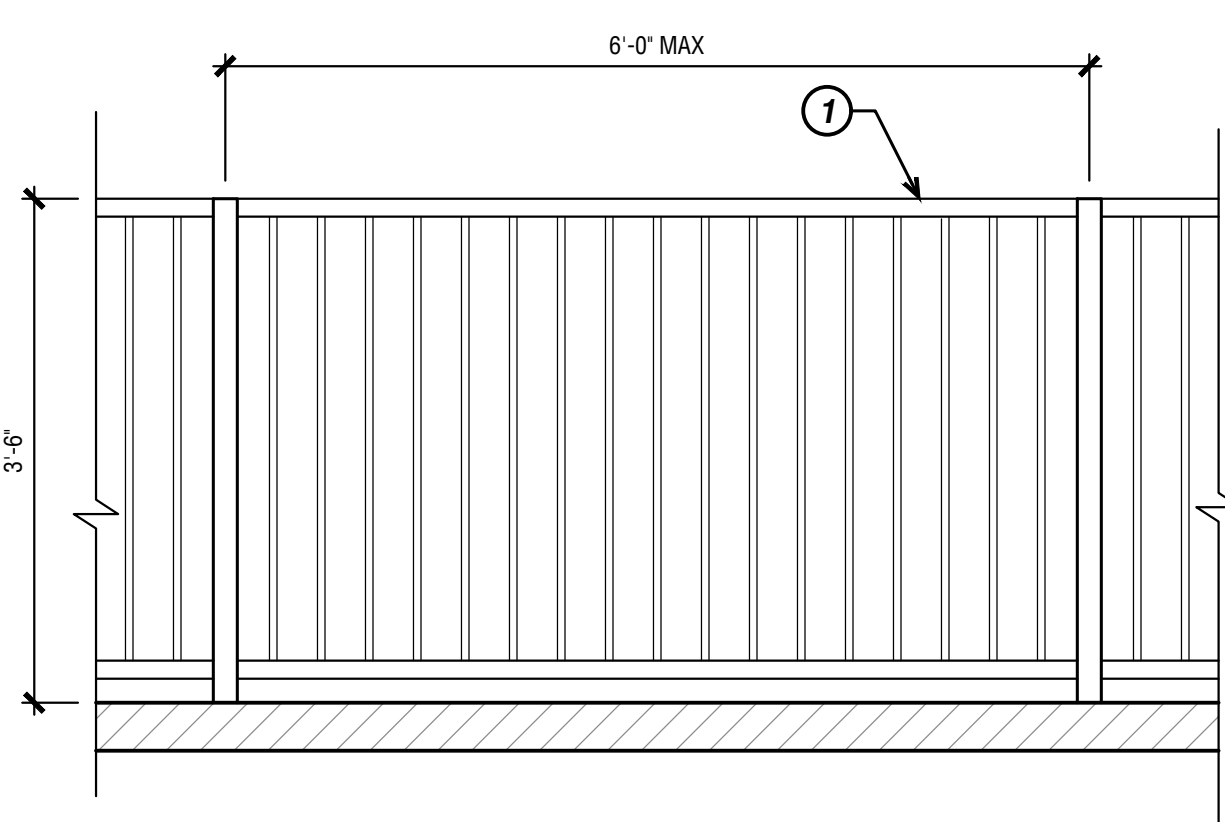
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**OPTIONS FOR SIDE FENCE (PARTITION BETWEEN PATIOS)**

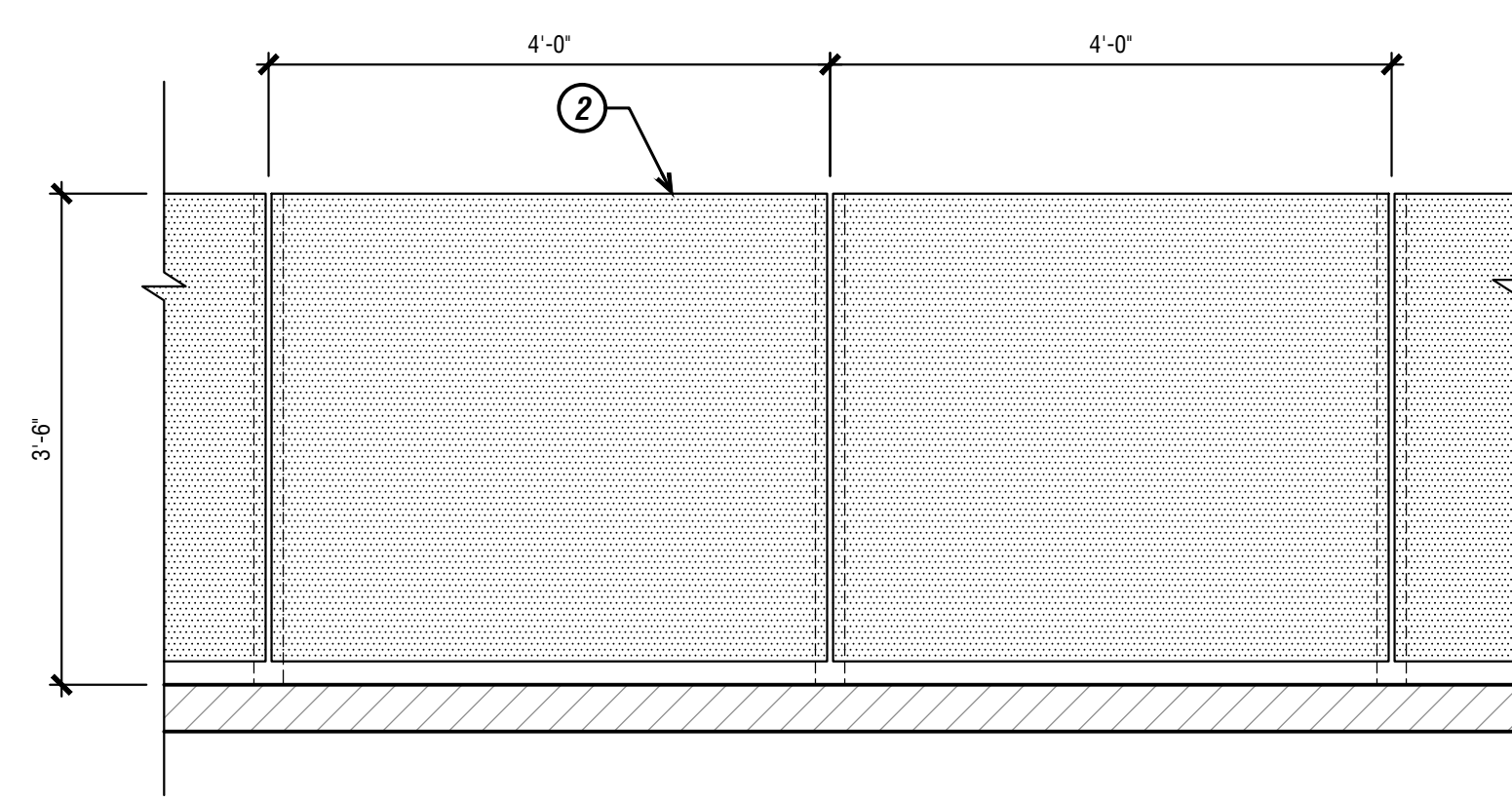


Elevation - Side Fence at Private Patio  
Scale: 3/4"=1'-0"

- 2" x 1 1/2" RECTANGULAR TUBE STEEL TOP AND BOTTOM RAILS - LAID FLAT. INSTALLED WITH 2" DIA. TUBE STEEL POSTS & 3/8" PROCKS.
- 3/16" THICK DECORATIVE ALUMINUM PANEL - OPTION 'B' - INSTALLED AT FRONT OF PRIVATE PATIO AS BARRIER BETWEEN CORRIDOR AND PATIOS.
- 3/16" THICK DECORATIVE ALUMINUM PANEL - INSTALLED AS PARTITION BETWEEN PRIVATE PATIOS.



Elevation - Front Fence at Private Patio  
Scale: 3/4"=1'-0"



Elevation - Front Fence at Private Patio - Option 'B'  
Scale: 3/4"=1'-0"

D-15 FENCE  
SCALE: 3/4"=1'-0"

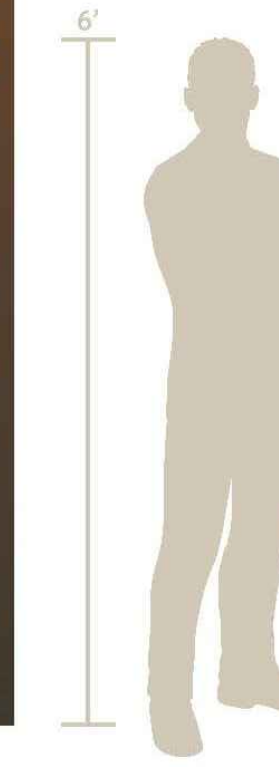
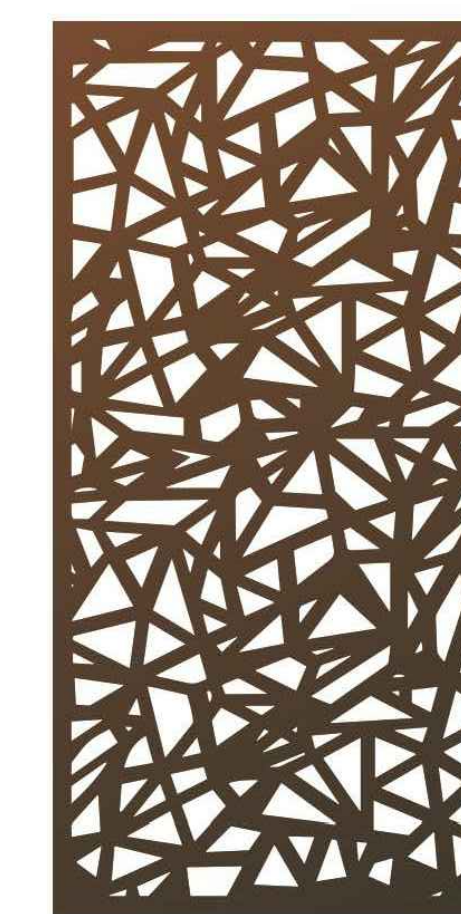
**PATIO FENCE OPTIONS**

**Parasoleil**

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**Fractal® (FTL)**

Fractals are both natural and manmade, they explain as much about the structure of the world around us as String Theory. Some say you can only fold a piece of paper in half eight times, but fractal models allow for infinite divisions.



Shade Score	3/10
Privacy Score	6/10
Biomimicry Score	9/10
Structural Strength Score	9/10
Small Hole Size Score	7/10
MESH Score	7/10
Openness	35% Open

**ADDITIONAL INFORMATION**  
• Guardrail Compliant (4" sphere)

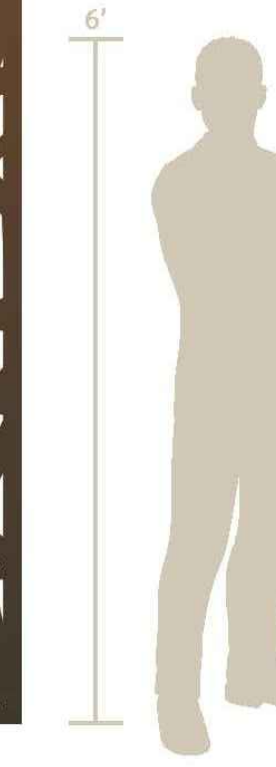
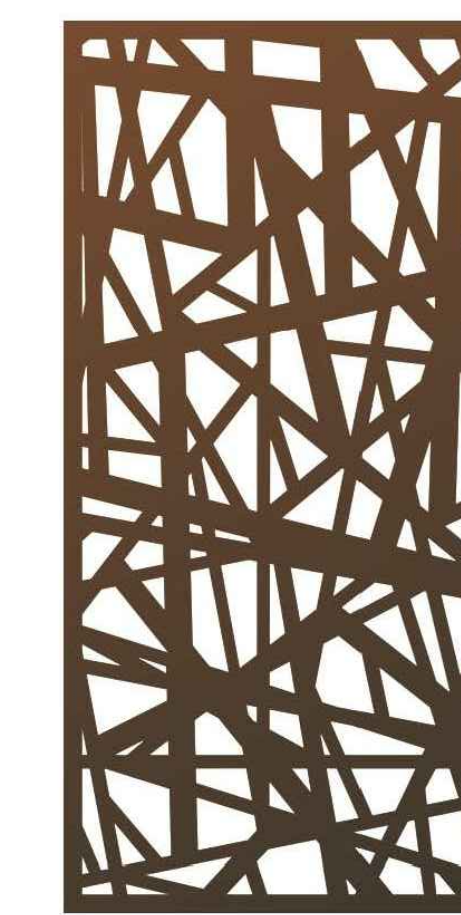
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hello@parasoleil.com  
www.parasoleil.com

**Shattered® (STR)**

Lines. Maps of city streets. Crossed wires behind your desk. Shards of pottery. The simplicity of intersecting elements brings a perpetual interest to a space.



Shade Score	5/10
Privacy Score	6/10
Biomimicry Score	7/10
Structural Strength Score	7/10
Small Hole Size Score	3/10
MESH Score	7/10
Openness	35% Open

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**OPTIONS FOR FRONT FENCE (BARRIER BETWEEN CORRIDOR & PATIOS)**





Caring for Our Coast

**Gary Jones**  
Director

**Amy M. Caves**  
Chief Deputy Director

**Carol Baker**  
Deputy Director

December 13, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 4B – PARCEL 44 – PACIFIC MARINA VENTURE, LLC / PLANTA COCINA – DCB # 22-013 – CONSIDERATION OF EXTERIOR IMPROVEMENTS AND NEW SIGNAGE**

Item 4B on your agenda is a submittal from Planta Cocina (Applicant), seeking approval for exterior site improvements and new signage at the Parcel 44 shopping center. The project is located at 4625 Admiralty Way.

## **PROJECT OVERVIEW**

### Background

On July 11, 2013, your Board approved the conceptual design of the shopping center redevelopment project at Parcel 44. On May 18, 2016, your Board approved the final design for the project including architectural design, materials, landscaping, and lighting. On July 18, 2018, your Board approved a master sign program for the shopping center with several conditions, including a requirement to return to your Board for review of all future 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, Bali Way and Basin G. Currently, Parcel 44 is developed as the “Boardwalk Marina del Rey” shopping center, which consists of eight buildings 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, an anchorage, and outdoor dining. Planta Cocina is a restaurant that would be sited within Building VI, which is located near the intersection of Bali Way and Admiralty Way.

### Proposed Project

The applicant proposes to improve an existing outdoor patio area and install new tenant identification signage.





## **SITE DESIGN**

### Outdoor Patio

The Applicant proposes to create a 630 square foot covered outdoor patio space for the restaurant, which would accommodate 42 restaurant patrons. The Applicant would install a new steel framed open trellis system over the existing patio area adjacent to Building VI, facing Basin G, which would be clad with light toned weathered wood veneer. The Applicant also proposes to install built-in cement plaster banquette booth seating with planters. In addition, other seating furniture composed of wire framed seats and earth tone colored stone tabletops with metal legs would be present. No changes would be made to the existing hardscape materials found at the site.

### Landscaping

The Applicant proposes to install a variety of desert cacti landscaping within the outdoor patio banquette booth seating planters. Landscaping would consist of the following:

Proposed Plants	
Botanical Name	Common Name
Schlumbergera Gaertneri	Easter Cactus
Mammillaria Hahniana	Old Lady Cactus
Opuntia Microdasys	Bunny Ear Cactus
Pilosocereus Pachycladus	Blue Columnar Cactus

### Lighting

The Applicant proposes to install a variety of outdoor patio lighting that would mimic rattan handwoven baskets of various shapes and sizes. Bronze colored table lamps would also be placed at each table.

## **SIGNAGE**

### Building Facade

The Applicant proposes to install one wall-mounted tenant identification sign above the main entrance of the tenant space, facing Admiralty Way. The sign would measure approximately 10'- 4" wide by 3' tall and read "Planta Cocina". The sign would feature reverse lit, copper colored, aluminum channel letters and would be installed approximately 24' above grade. The Applicant also proposes to install an identical wall-mounted tenant identification sign at the rear of the tenant space, facing Basin G. The second sign would be installed approximately 22' above grade.

### Blade Sign

The Applicant proposes to install a bronze colored aluminum blade sign at the rear of the restaurant space along a pedestrian walkway facing Basin G. The double-sided sign would be mounted approximately 8' above grade and would feature the company's logo. The sign would use internal LED illumination.



Freestanding Column or Tower

The Applicant proposes to place a sign panel on the existing shopping center monument sign located at the intersection of Bali Way and Admiralty Way. Each sign panel would measure 1' tall by 6'-3" long, contain push thru channel letters, and read "Planta Cocina" using corporate fonts and colors.

Illumination

Signs would be illuminated from 5 p.m. until 11 p.m. or one hour after the last tenant closes per the approved DCB master sign program for the shopping center. Monument signs would remain illuminated throughout the night.

**STAFF REVIEW**

Staff finds that the proposed project is generally consistent with the Marina del Rey Design Guidelines. Staff also notes that while the proposed signage is generally consistent with the approved master sign program for the site, the proposed blade sign is not a sign type that is included in the approved sign program. Your Board has discretion to deny or approve exceptions to the approved master sign program, including the introduction of a new sign element. Staff finds that the inclusion of a blade sign would not negatively impact the façade aesthetic and would improve wayfinding at the site for pedestrians. 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 #22-013, 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.**





# PLANTA

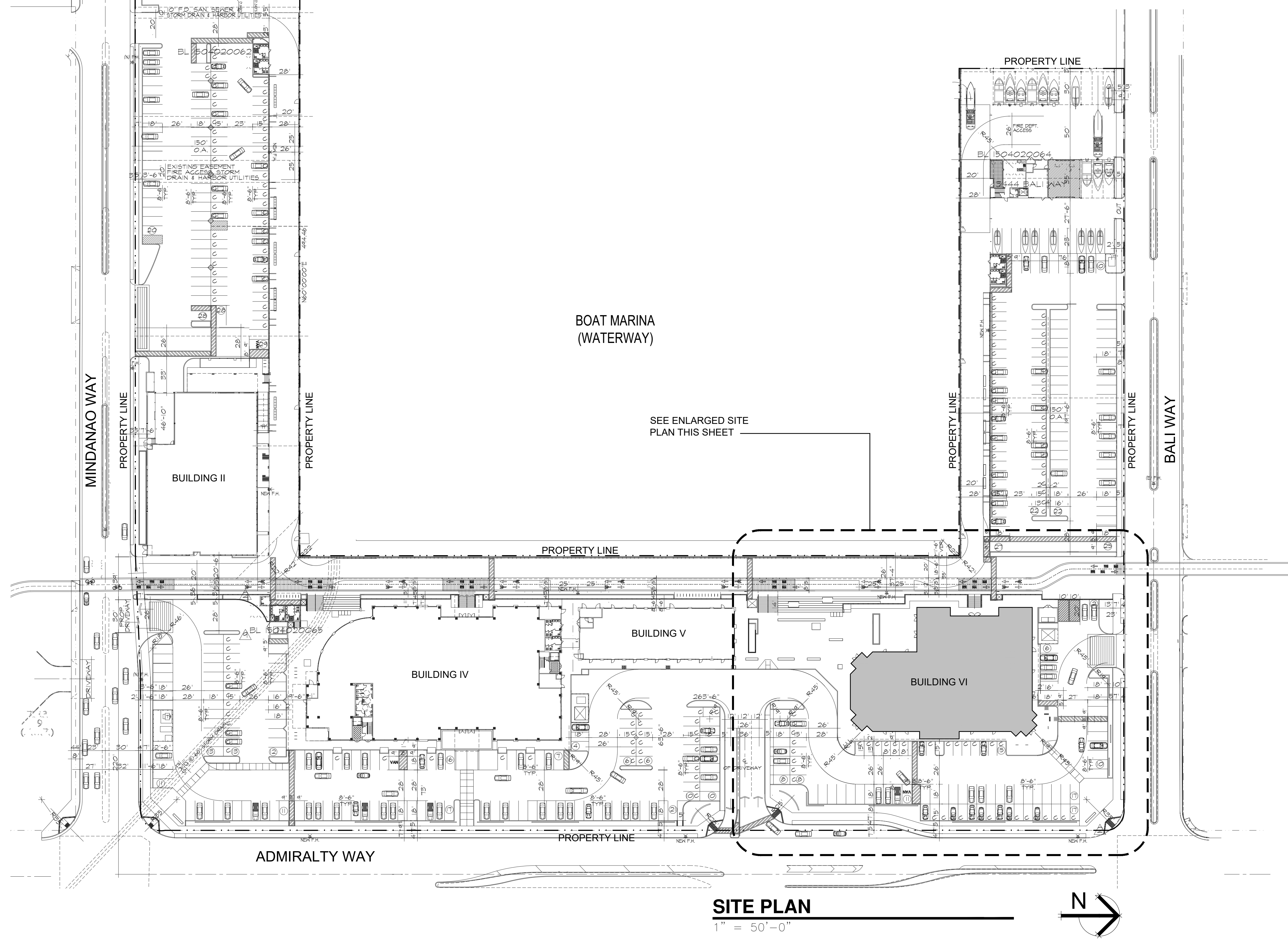
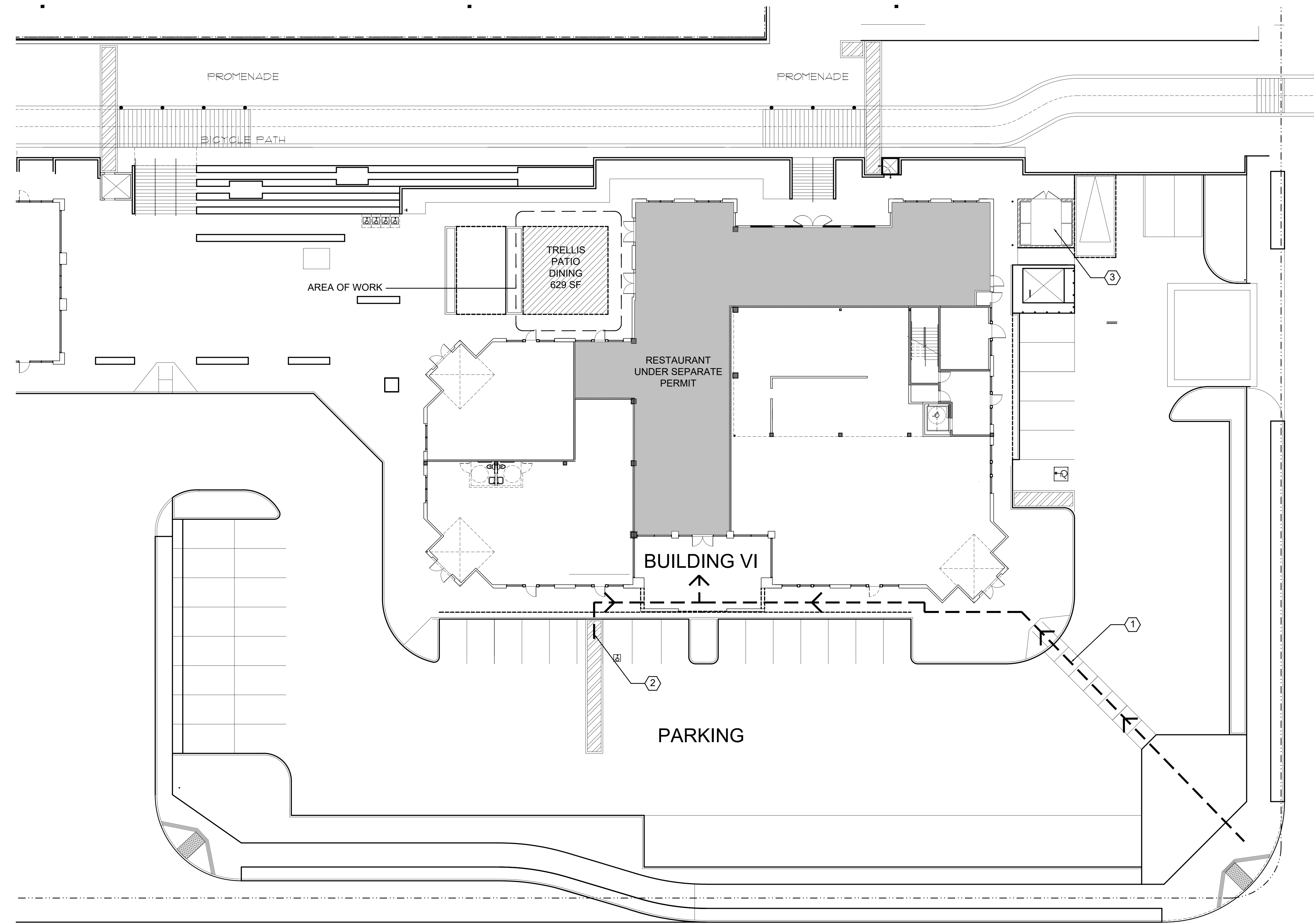
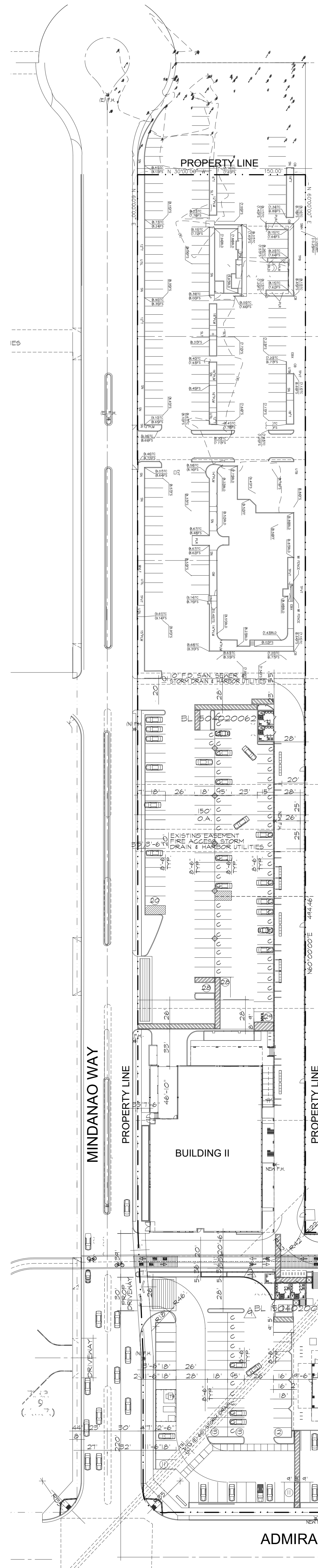
OUTDOOR PACKAGE  
**PLANTA COCINA MARINA DEL REY**

NOVEMBER 2, 2022

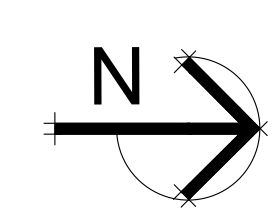
ICRAVE®



# Vicinity Map



**PARTIAL ENLARGED SITE PLAN**  
1/16" = 1'-0"



### KEY NOTES

- ① EXISTING PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY
- ② EXISTING PATH OF TRAVEL FROM DISABLE ACCESS PARKING
- ③ EXISTING TRASH ENCLOSURE

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submittal	date
PLANNING SUBMITTAL	09-21-22
revision	date



DESIGNER:  
**ICORAVE**  
1140 Broadway, Floor 1, New York, NY 10001  
Tel: 212 609 9607

**PLANTA**  
CHASE HOSPITALITY GROUP  
PLANTA RESTAURANTS

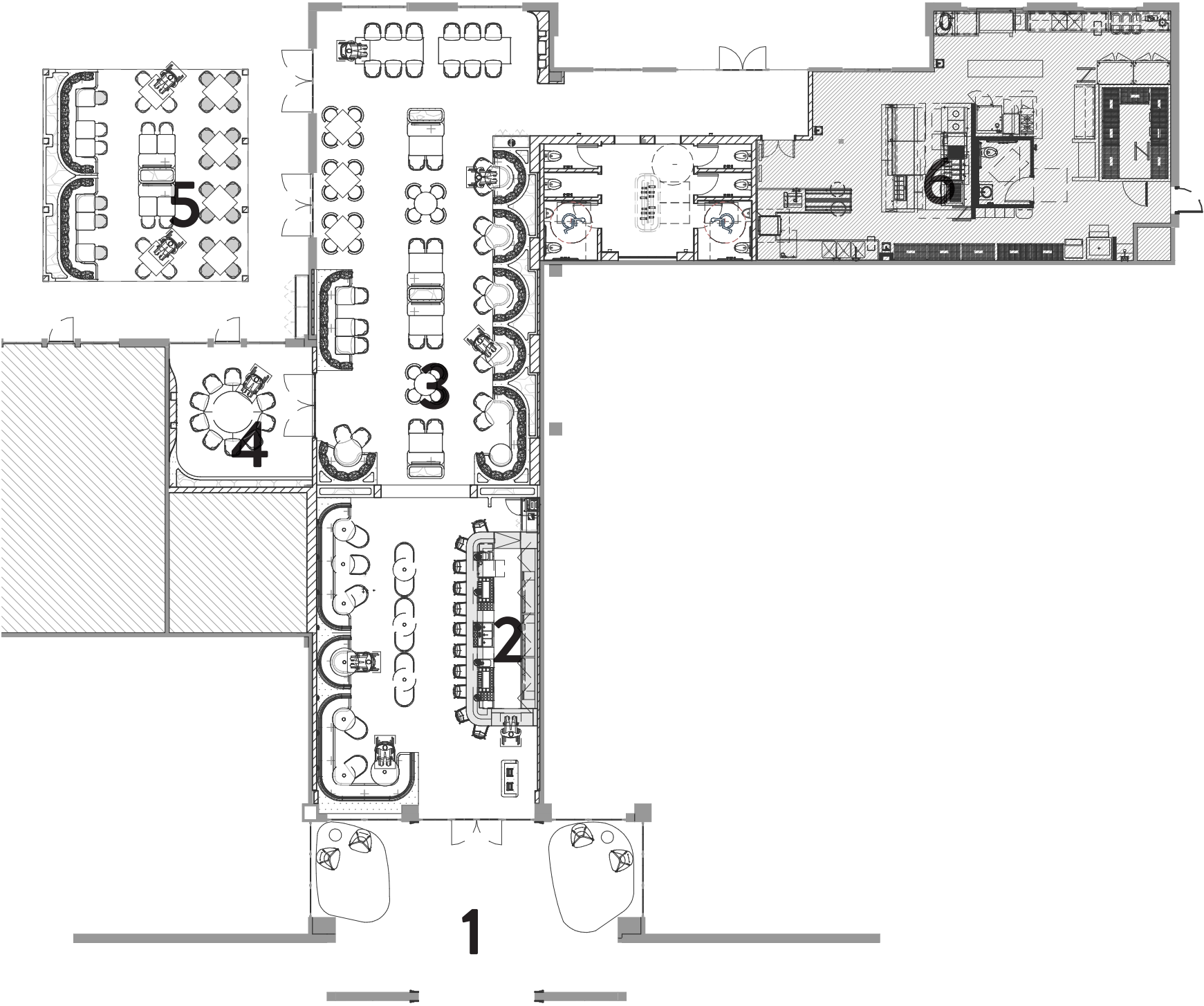
CLIENT NAME:  
**PLANTA**  
COCINA PATIO  
4625 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

PROJECT TITLE:  
**SITE PLAN**

JOB NO.	21-016
DATE	04-29-22
SCALE	AS NOTED
DRAWN BY	VJM
CHECKED BY	VC
SHEET NO.	



# proposed overall plan

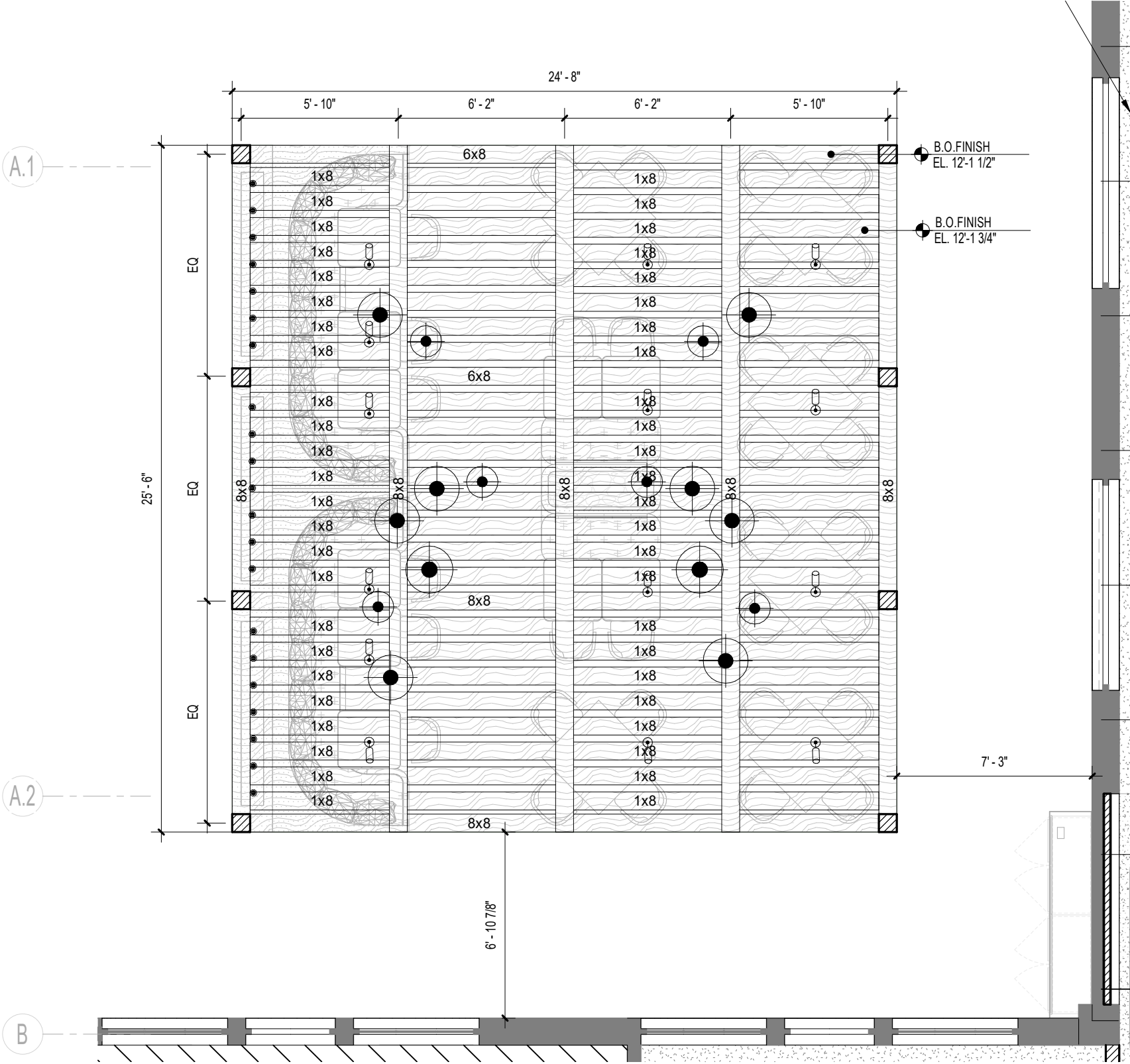


\*REFER TO DRAWINGS FOR UP TO DATE PLANS

- 1. MAIN ENTRANCE
- 2. BAR
- 3. INDOOR DINING
- 4. PRIVATE DINING ROOM
- 5. OUTDOOR DINING
- 6. KITCHEN



# exterior trellis structure



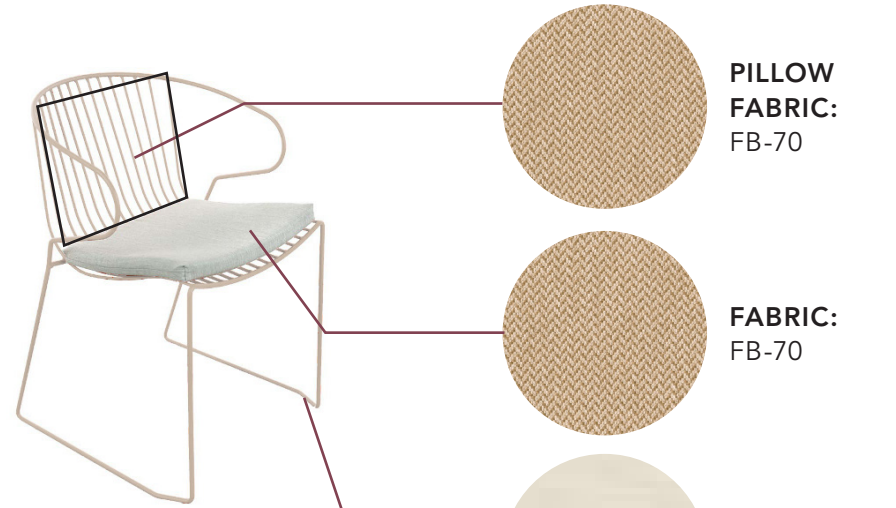
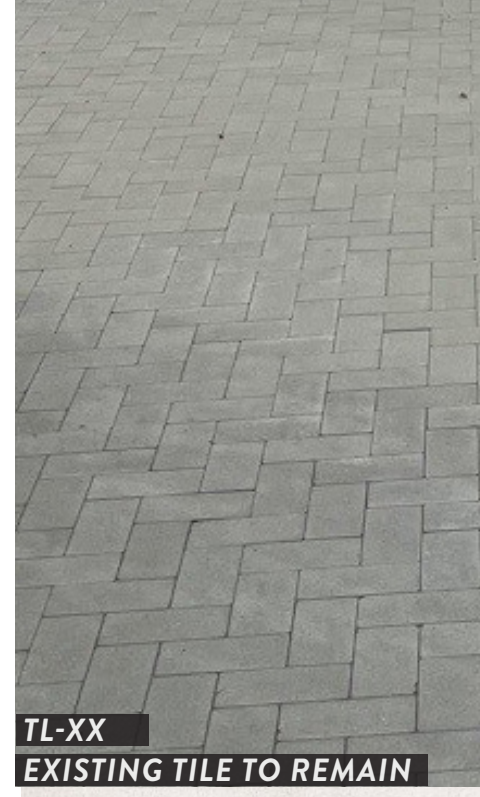


*exterior view*

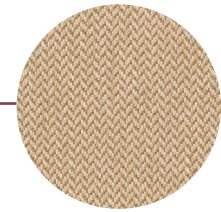




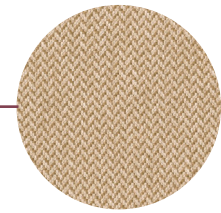
# ff&e board- outdoor



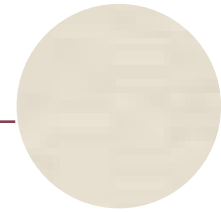
**CH-11.A**  
(QTY: 34)  
BOLONIA ARMCHAIR  
ISIMAR  
[product link](#)



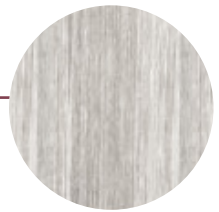
**PILLOW FABRIC:**  
FB-70



**FABRIC:**  
FB-70



**FRAME:**  
beige cream

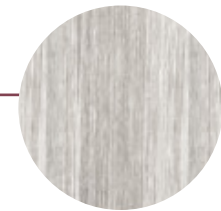


**TABLE TOP:**  
Pedrali Table Top

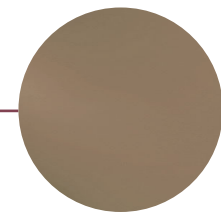


**BASE:**  
powder coated metal base

**TB-17.A RECTANGULAR OUTDOOR**  
(QTY: 10)  
26"x28"x30"H

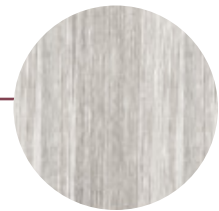
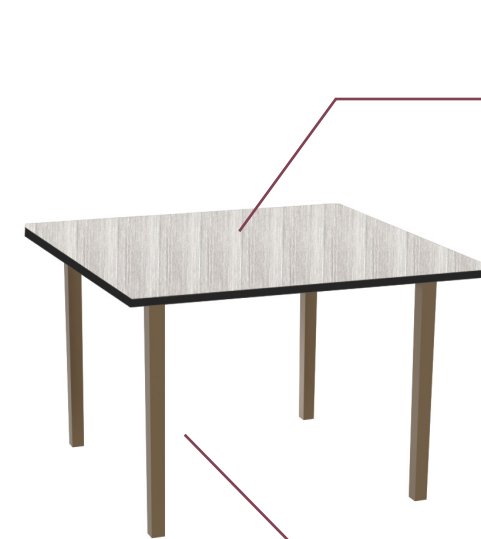


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Pedrali Table Top

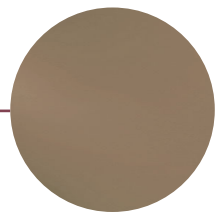


**BASE:**  
powder coated metal base

**TB-17.B SQUARE OUTDOOR**  
(QTY: 4)  
36"x36"x30"H



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Pedrali Table Top

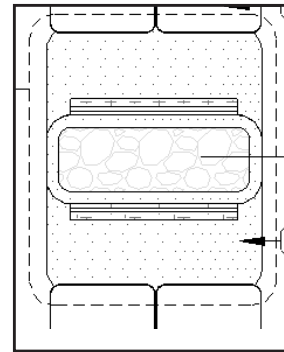


**BASE:**  
powder coated metal base

**TB-17.C SQUARE OUTDOOR**  
(QTY: 2) ADA  
36"x36"x30"H



# outdoor banquettes



**BQ-37**  
HAND SCULPTED PLASTER  
BODY  
LOOSE CUSHIONS FOR  
BACK  
STRAIGHT SEAT CUSHION  
INTEGRATED PLANTER

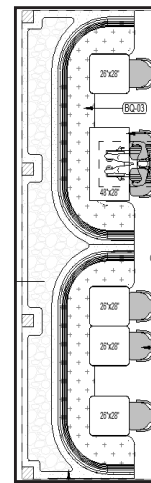
REFER TO FURNITURE  
PLAN



**BANQUETTE  
BACK**  
FB-59



**BANQUETTE**  
FB-60



**BQ-38**  
HAND SCULPTED PLASTER  
BODY  
LOOSE CUSHIONS FOR  
BACK  
ROUNDED SEAT CUSHION  
INTEGRATED PLANTER

REFER TO FURNITURE  
PLAN



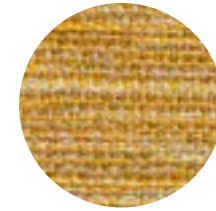
**BANQUETTE  
CUSHION 1**  
FB-61



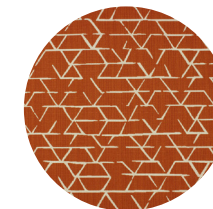
**BANQUETTE  
CUSHION 4**  
FB-62



**BANQUETTE  
CUSHION 2**  
FB-63



**BANQUETTE  
CUSHION 5**  
FB-65



**BANQUETTE  
CUSHION 3**  
FB-95



**BANQUETTE  
CUSHION 6**  
FB-57



**BANQUETTE  
SEAT**  
FB-60



REFERENCE IMAGE



# decorative lighting fixtures - outdoor



**LTX-1 FIREFLY PORTABLE LAMP- BRONZE**  
(QTY: 16)  
[product link](#)



**LTX-3A SUMMERLAND ROUND - DUNE**  
(QTY: 5)  
[product link](#)




**LTX-3C SUMMERLAND BELL LARGE - DUNE**  
(QTY: 4)  
[product link](#)



**LTX-3D SUMMERLAND BELL SMALL - DUNE**  
(QTY: 4)  
[product link](#)





# PLANTA

ICRAVE®





# WILSON SIGN ART INC.

5848 Varna Ave., Valley Glen, CA 91401  
e-mail: markarts@earthlink.net  
Phone: 818.406.0420 / Fax: 818.501.8101  
www.wilsonsignart.com

Planta Cocina  
Boardwalk Marina Del Rey  
4625 Admiralty Way,  
Marina Del Rey, CA 90292

Date: 07/22/2022  
Salesperson: Mark Wilson  
Coordinator: Rudy T. Furigay  
Designer: Rudy T. Furigay  
Scale: As Noted

### Revisions

△ 1 Revision Note	△ 5 Revision Note
△ 2 Revision Note	△ 6 Revision Note
△ 3 Revision Note	△ 7 Revision Note
△ 4 Revision Note	△ 8 Revision Note

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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All Pantone colors are mixed using computer generated formulas and are matched Pantone Co. Solid Coated Formula Guide book before application to sign. Colors will vary from digital proof to actual sign. All colors NOT indicated as Pantone Co. are 1-shot Lettering Enamel colors unless otherwise stated. Color will differ depending on computer monitor calibration. For true color visualization can only be obtained by seeing the actual color in person on a sign or swatch.

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Drawing Number: 00-00000

Work Order Number: 00000

Sheet: 1 Of: 8

# PLANTA COCINA

4625 Admiralty Way, Marina Del Rey, CA 90292

## PROPOSED EXTERIOR SIGNAGE

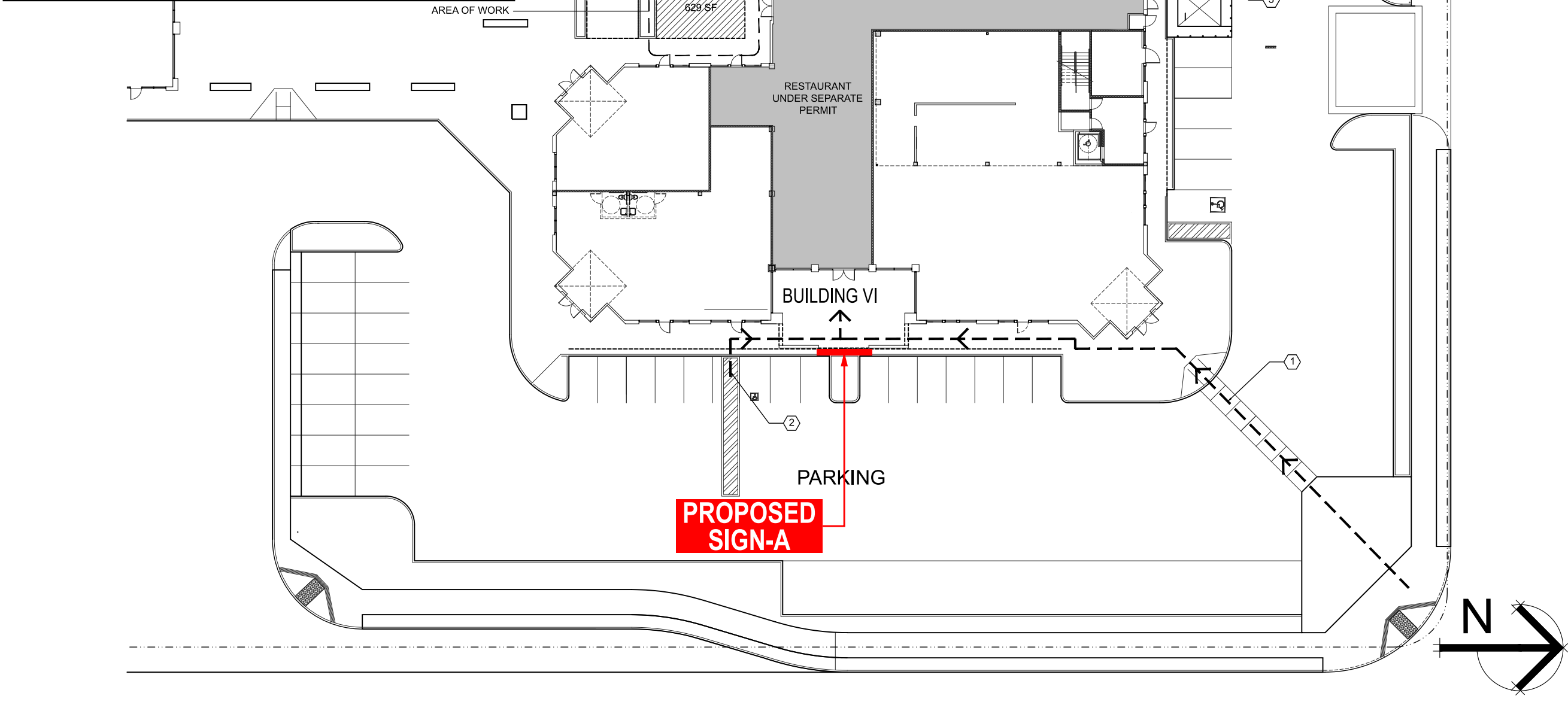
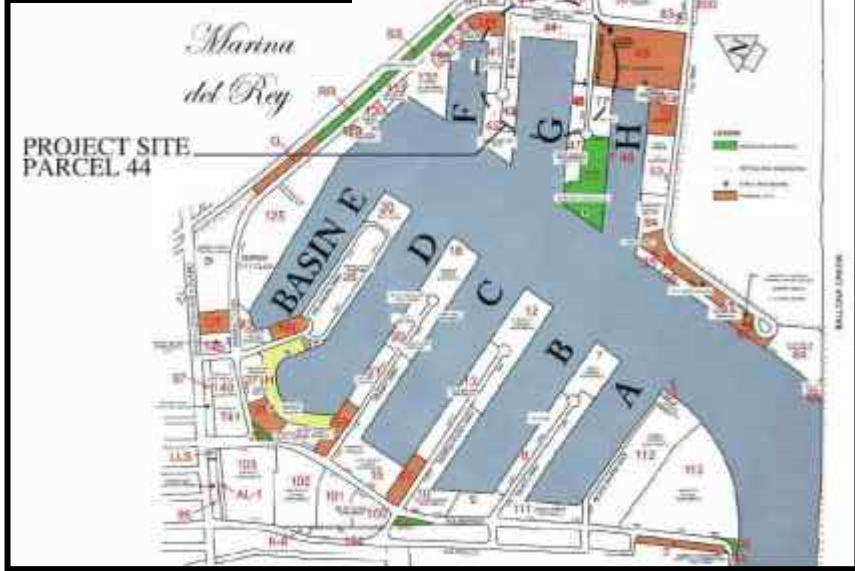
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**VICINITY MAP**



**SITE PLAN**

SCALE: 1/32"=1'-0"



**THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.**



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 Scale: As Noted

Revisions	
△ Revision Note	5 Revision Note
2 Revision Note	6 Revision Note
3 Revision Note	7 Revision Note
4 Revision Note	8 Revision Note

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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**LANDLORD APPROVAL**

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Drawing Number: 00-00000

Work Order Number: 00000

Sheet: 2 Of: 8



# SIGN ELEVATIONS

**PROPOSED SIGN-A**



**FRONT ENTRANCE ELEVATION**

**PROPOSED SIGN-B**



**OCEAN VIEW ELEVATION**

**PROPOSED BLADE SIGN - SIGN-C**



**OCEAN VIEW ELEVATION (side of the building)**



**WILSON  
SIGN ART INC.**

5848 Varna Ave., Valley Glen, CA 91401  
e-mail: markarts@earthlink.net  
Phone: 818.406.0420 / Fax: 818.501.8101  
www.wilsonsignart.com

**Planta Cocina**  
Boardwalk Marina Del Rey  
4625 Admiralty Way,  
Marina Del Rey, CA 90292

Date: 07/22/2022  
Salesperson: Mark Wilson  
Coordinator: Rudy T. Furigay  
Designer: Rudy T. Furigay  
Scale: As Noted

**Revisions**

△ 1 Revision Note	△ 5 Revision Note
△ 2 Revision Note	△ 6 Revision Note
△ 3 Revision Note	△ 7 Revision Note
△ 4 Revision Note	△ 8 Revision Note

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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**LANDLORD APPROVAL**

Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

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**PRIMARY ELECTRICAL CONNECTION**

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Drawing Number: 00-00000

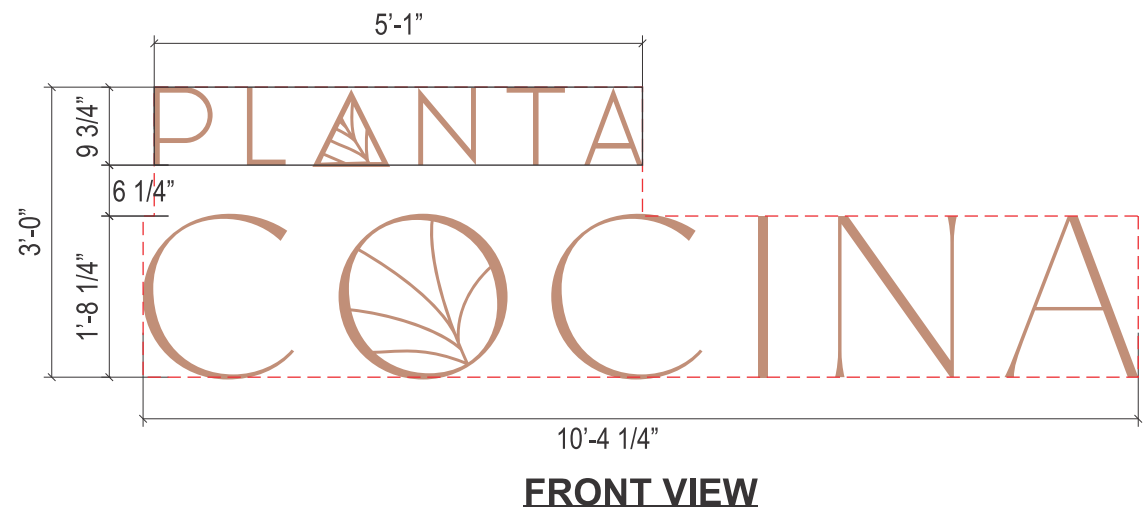
Work Order Number: 00000

Sheet: **3** Of : **8**

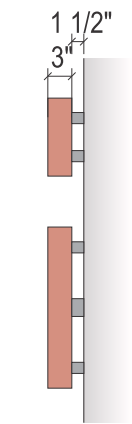




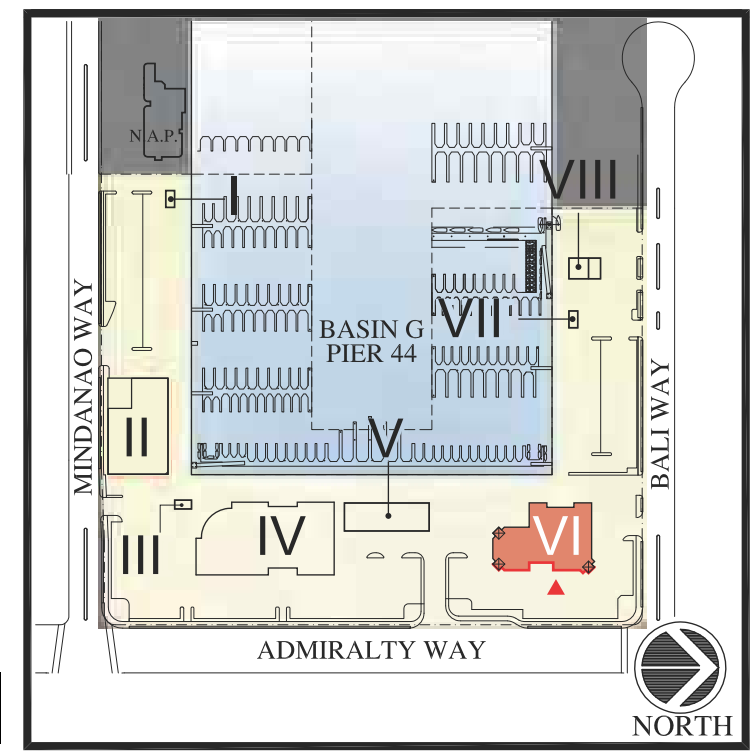
NIGHT VIEW



FRONT VIEW



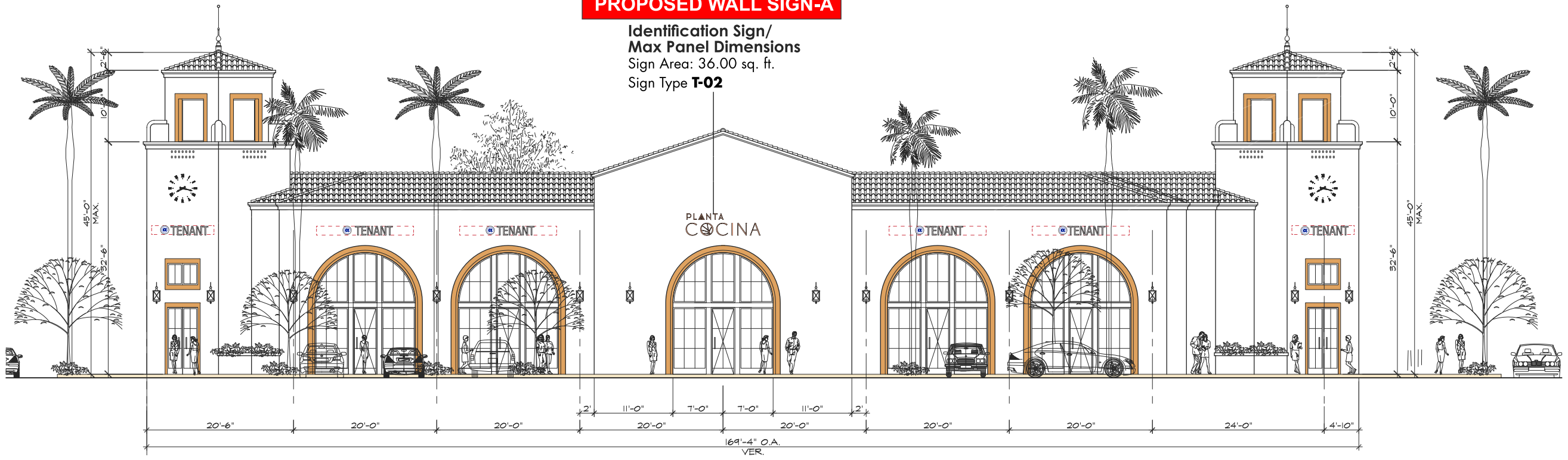
SIDE VIEW



**1**  
**4** **PROPOSED SIGN-A** Manufacture & Install (1) One Set Of LED Illuminated Reversed Channel Letters  
SCALE: 1/2"=1'-0" **TOTAL SIGN AREA: 24.04 sq. ft.**

**PROPOSED WALL SIGN-A**

Identification Sign/  
Max Panel Dimensions  
Sign Area: 36.00 sq. ft.  
Sign Type **T-02**



**2**  
**4** **Building VI East Elevation - T-02 Wall Signs**  
SCALE: 1/16"=1'-0"



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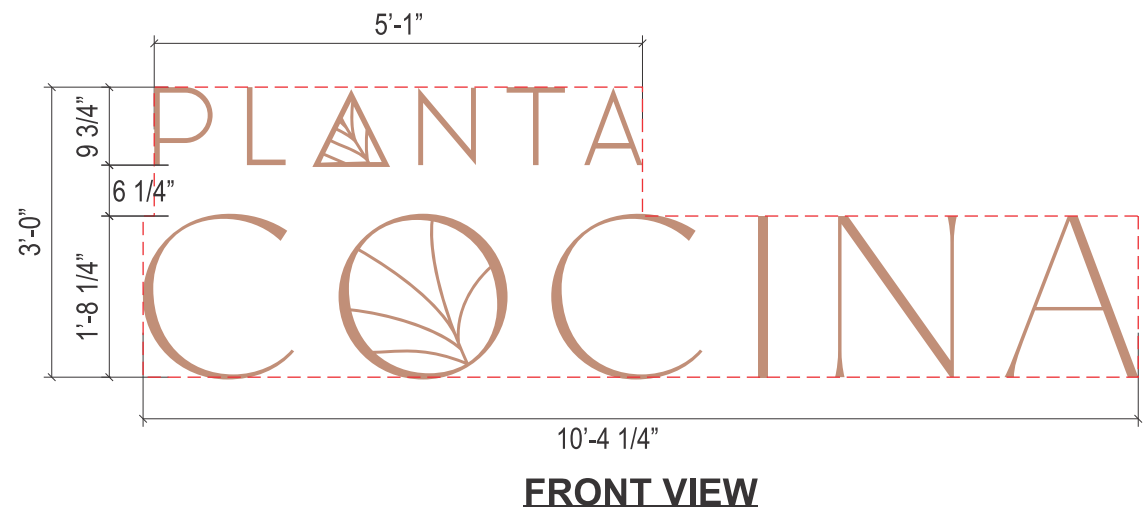
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Work Order Number: 00000

Sheet: 4 Of: 8

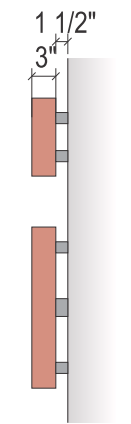




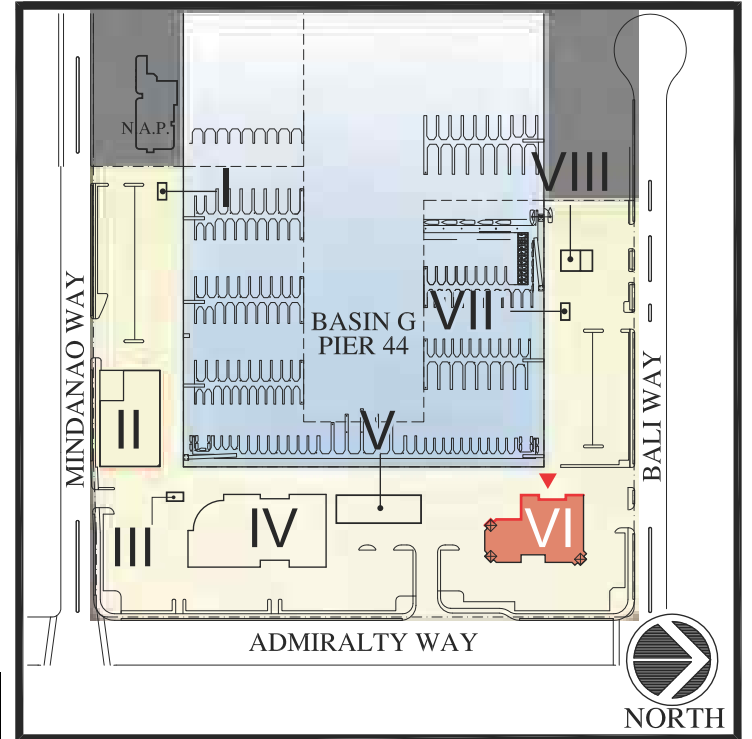
NIGHT VIEW



FRONT VIEW



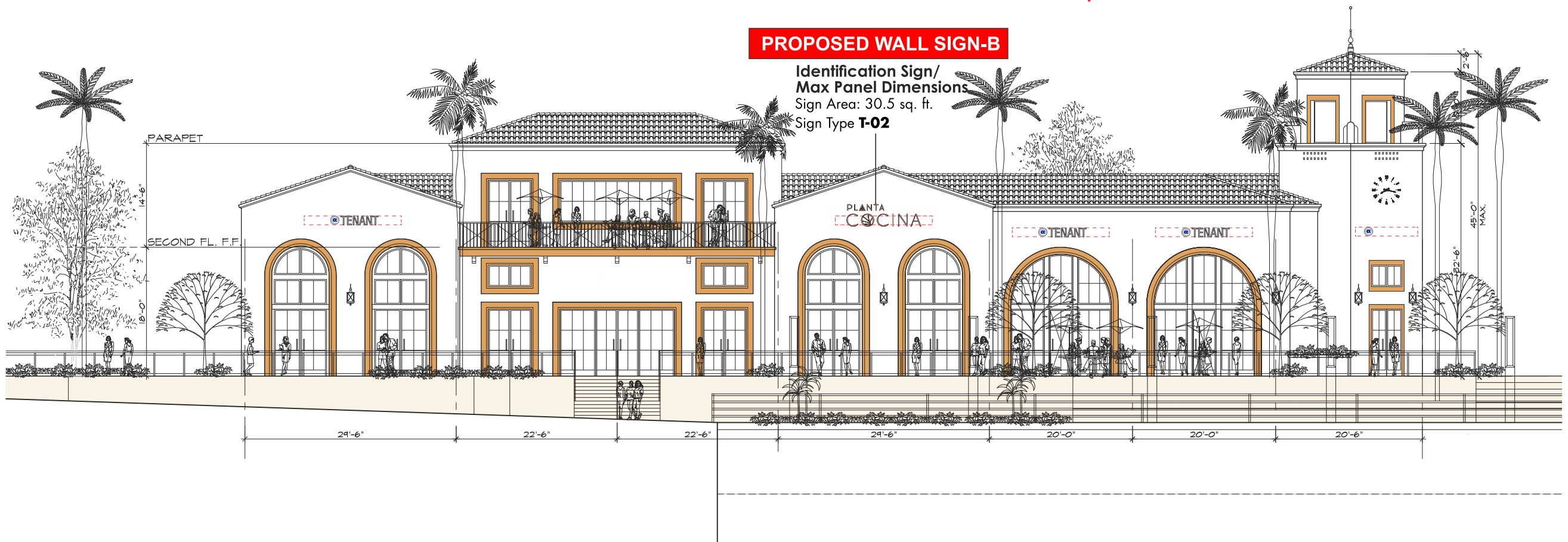
SIDE VIEW



**1**  
**5** **PROPOSED SIGN-B** Manufacture & Install (1) One Set Of LED Illuminated Reversed Channel Letters  
SCALE: 1/2"=1'-0" **TOTAL SIGN AREA: 24.04 sq. ft.**

**PROPOSED WALL SIGN-B**

Identification Sign/  
Max Panel Dimensions  
Sign Area: 30.5 sq. ft.  
Sign Type **T-02**



**2**  
**5** **Building VI West Elevation - T-02 Wall Signs**  
SCALE: 1/16"=1'-0"



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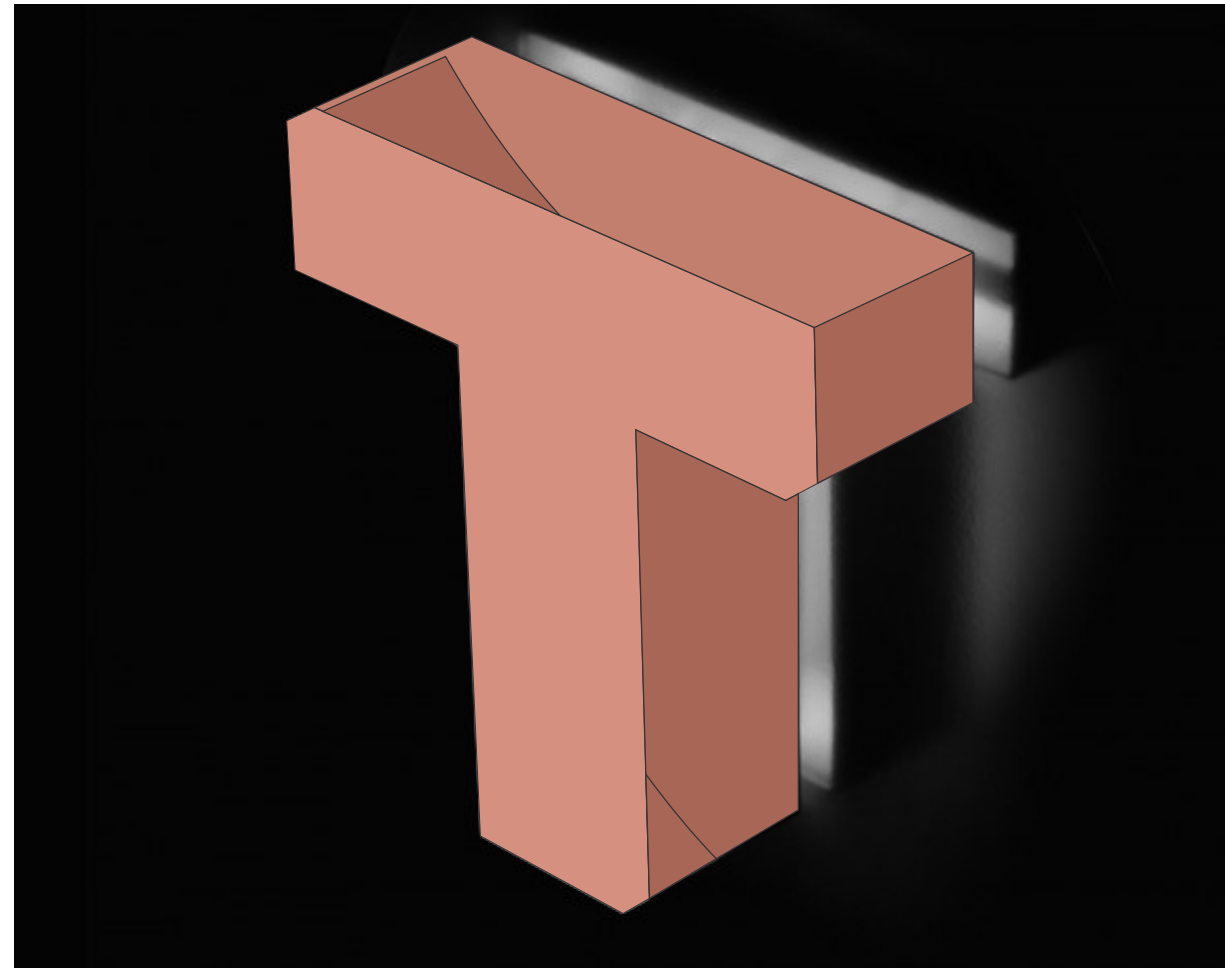
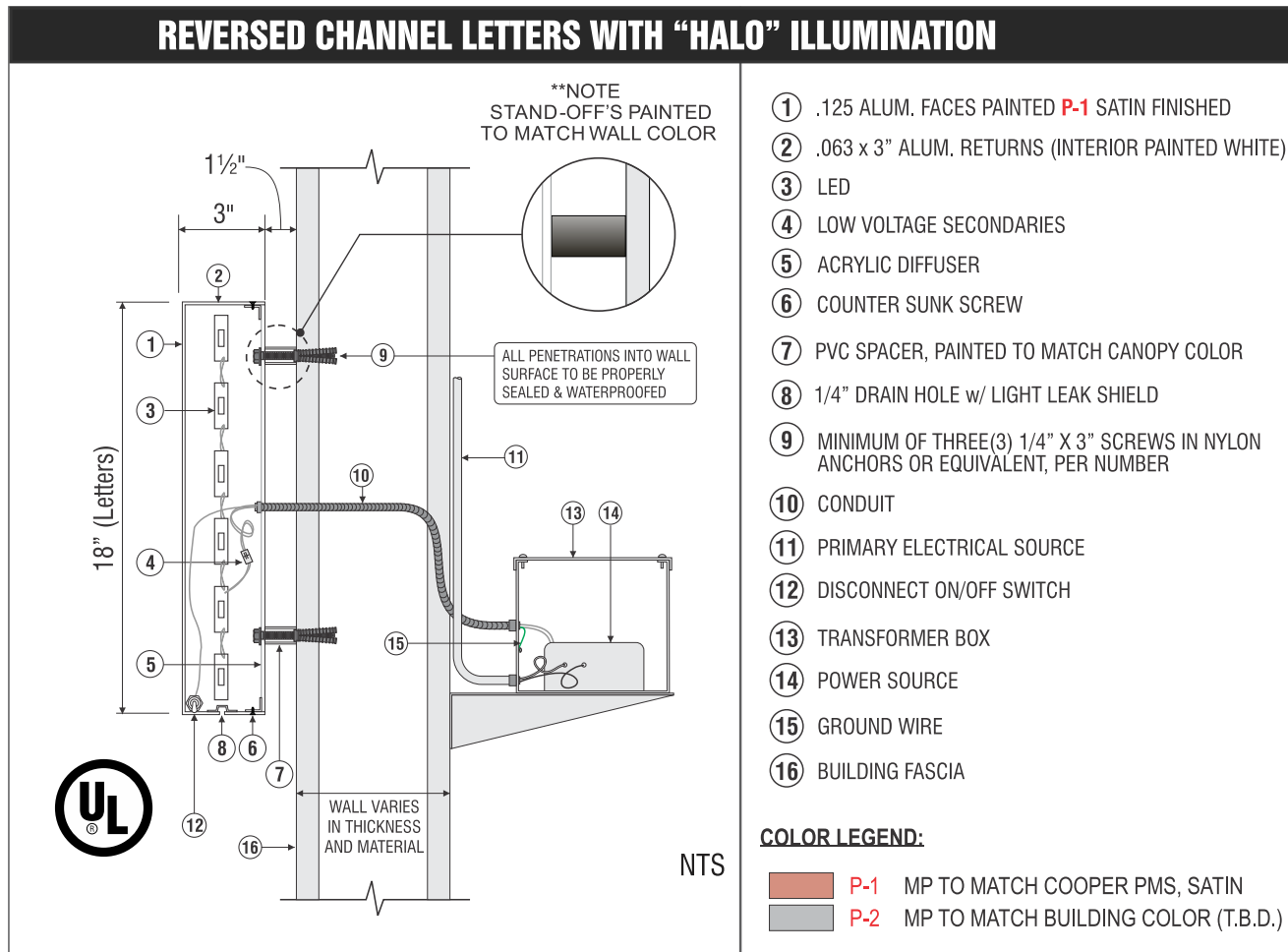
Sheet: 5 Of: 8



# WALL SIGN SPECIFICATIONS

## T-02 - WALL SIGN - REVERSE LIT CHANNEL LETTERS & LOGOS

1. Sign height not to exceed 36" per row. Sign shall not extend or be mounted above the parapet or eave, whichever feature occurs at the sign location.
2. Each tenant is allowed one sign per storefront. \*They only get multiple signs where storefronts are on waterfronts or noncontiguous street frontages relative to the location of the primary entrance. Tenant may not have multiple signs on the same frontage of the building. Signs to be horizontally centered.
3. Text and design must be approved by Design Control Board and ownership.



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### Revisions

① Revision Note	⑤ Revision Note
② Revision Note	⑥ Revision Note
③ Revision Note	⑦ Revision Note
④ Revision Note	⑧ Revision Note

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### LANDLORD APPROVAL

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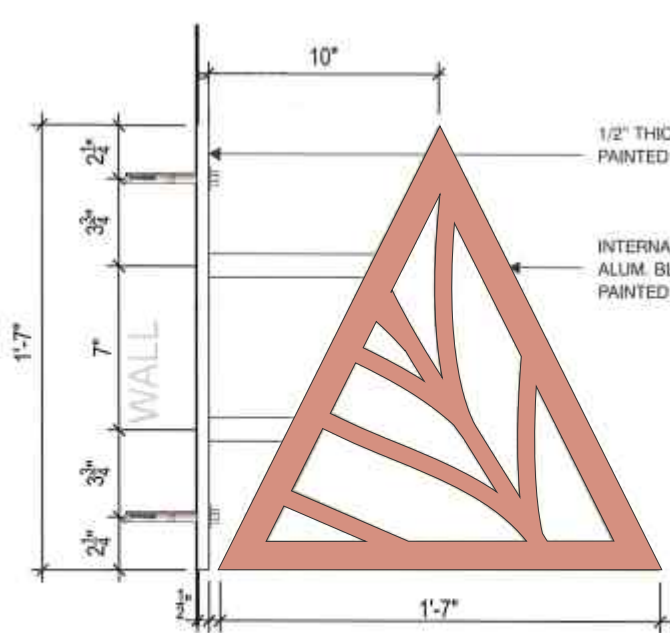
Work Order Number: 00000

Sheet: 6 Of: 8

T-02 Wall Sign A & B - Section Details

BOARDWALK  
Marina Del Rey





**NOTE: ELECTRICAL DETAILS SHOWN ARE RESPONSIBILITY OF ELECTRICAL CONTRACTOR. SIGN STRUCTURAL ENGINEER DID NOT REVIEW AND IS NOT PART OF STRUCTURAL ENGINEER'S SCOPE.**

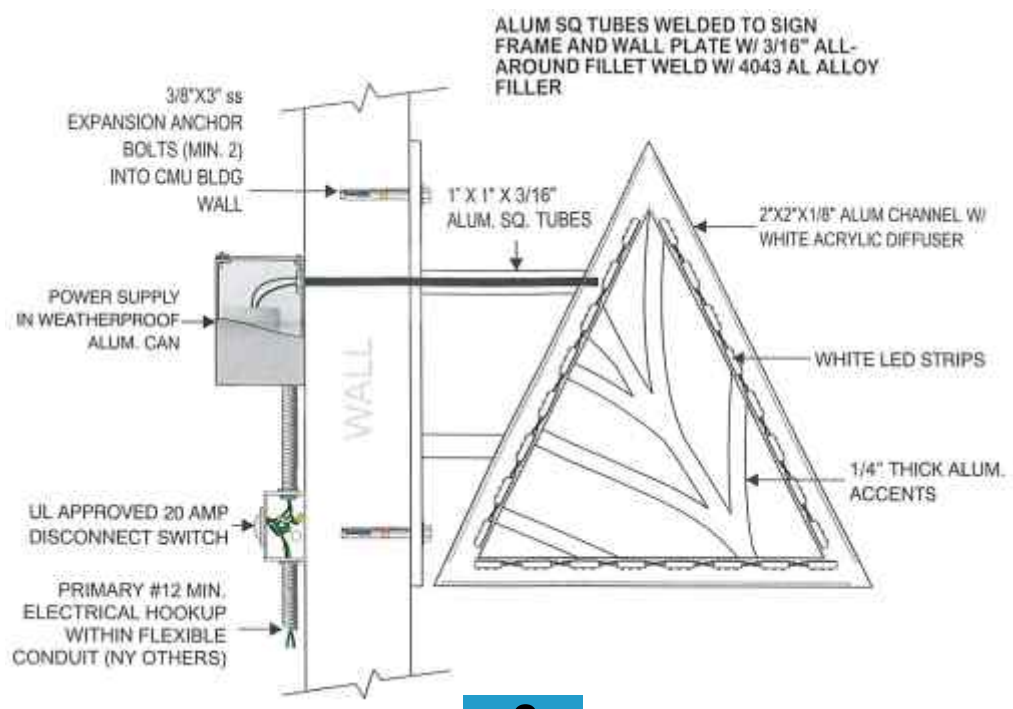
**1**  
**7**  
**SPECS: 2.6 sf**  
Scale: 1 1/2"=1'-0"

ALL PENETRATIONS WILL BE SEALED WITH CLEAR SILICONES

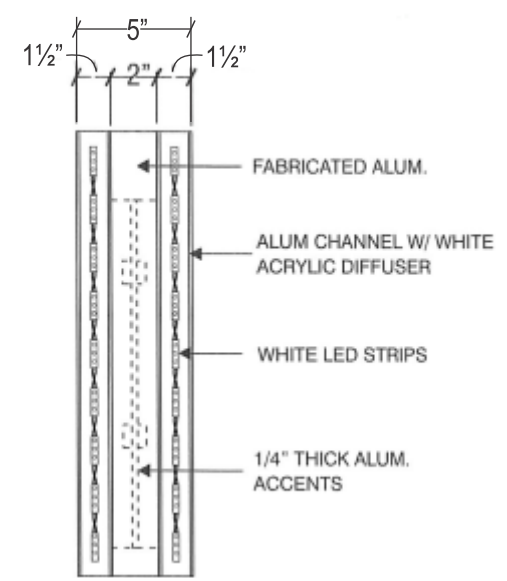
LETTERS FABRICATED FROM .063 AND .040 ALUMINUM WITH ALL INTERIOR SURFACES PAINTED BRIGHT WHITE FOR OPTIMUM REFLECTIVITY AND DISPERSION OF ILLUMINATION RESULTING IN MAXIMUM BRIGHTNESS, EVEN ILLUMINATION AND LONGEVITY OF BRIGHTNESS. REMOTE DIMMABLE POWER SUPPLIES INCLUDED.



Burn rate on plastic as measured by ASTM D-635 is 1.8 inches per minute



**2**  
**7**  
**DETAIL:**  
Scale: 1 1/2"=1'-0"

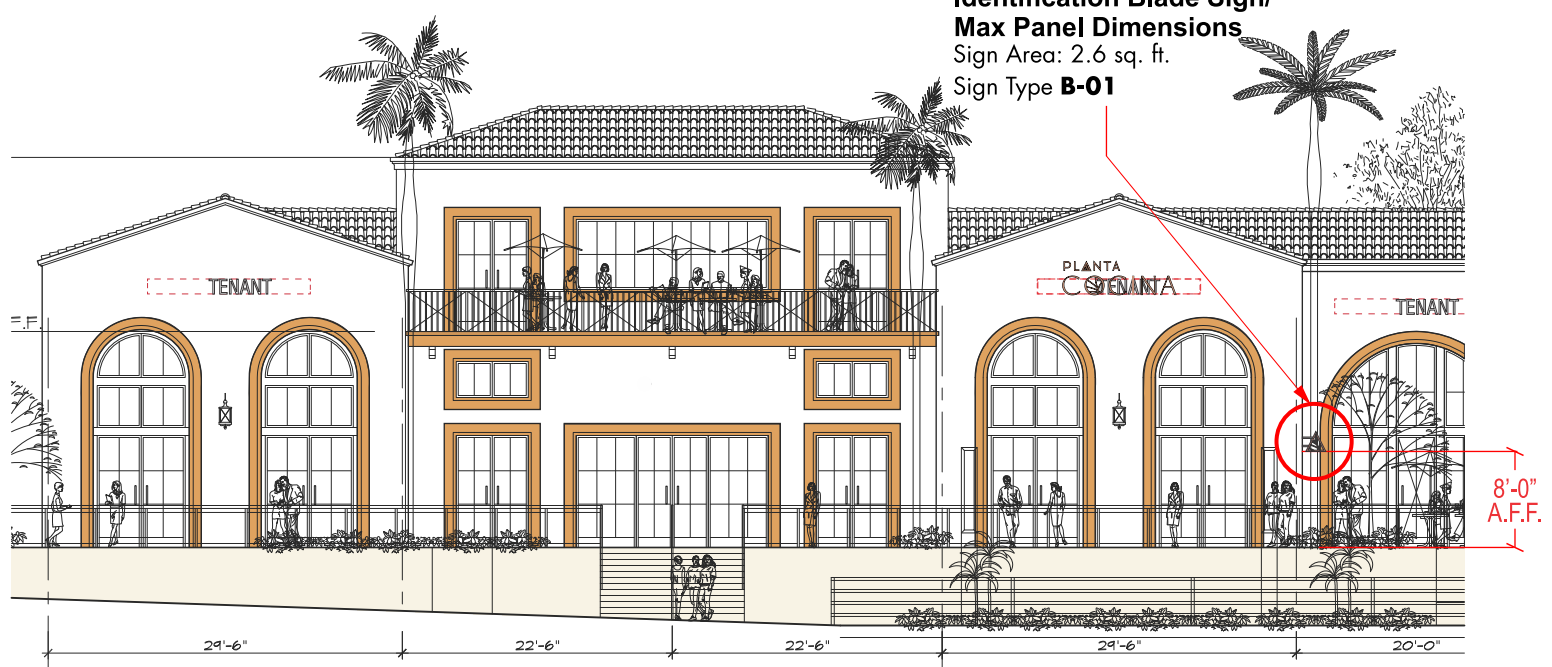


**Engineer Notes:**  
1. Sign to be installed on building no higher than 60 ft.  
2. Contractor to verify actual field conditions and notify Engineer if conditions vary and require different fasteners.  
3. Seal all wall penetrations to prevent water intrusion into building.  
4. Pre-engineered channel letters. Channel letter and raceway engineer to provide design drawings and load rating.

This structure has been designed in accordance with the requirements of Chapter 16, Structural Loads, of the 7th Edition (2020) Florida Building Code. The wind load requirements, in accordance with Chapter #16 were employed in the design of the structure: Ultimate Design Wind Speed: 170 MPH (3-Second Gust Wind Speed); Nominal Design Wind Speed: 132 MPH (3-Second Gust Wind Speed); Building Risk Category: II; Wind Exposure: C; Design Pressure: -54.9 PSF / +39.2 PSF

**PROPOSED BLADE SIGN - SIGN-C**

Identification Blade Sign/  
Max Panel Dimensions  
Sign Area: 2.6 sq. ft.  
Sign Type **B-01**



**3**  
**7**  
**Building VI West Elevation - B-01 Blade Signs**  
SCALE: 1/16"=1'-0"

BOARDWALK  
Marina Del Rey

**PROPOSED WALL SIGN-C**



**4**  
**7**  
**Photo Of Blade Sign Elevation (Side View)**  
SCALE: NTS



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Drawing Number: 00-00000

Work Order Number: 00000

Sheet: 7 Of: 8



# SIGN SPECIFICATIONS

**NOTE:** Illuminated signs must obscure/not expose the source of illumination.

## M-01 - MONUMENT SIGNS

1. Freestanding signs are limited to 1 per 5 acres.
2. Freestanding monument signs are limited to 96 sq.ft. of panel area on each side of the sign
3. Maximum panel dimensions are 8'W x 12'H
4. Tenants are allowed use of their own corporate logos and fonts

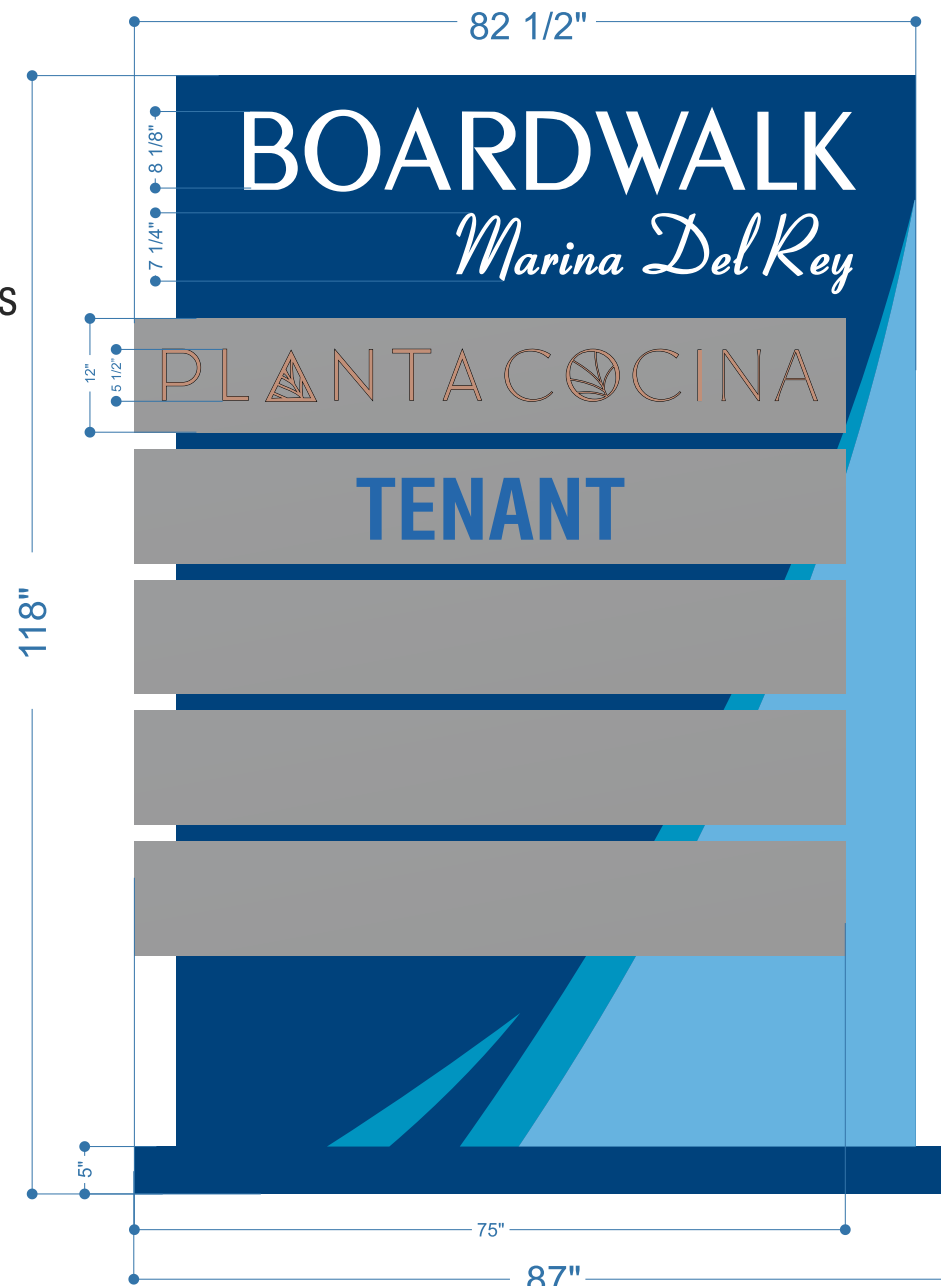
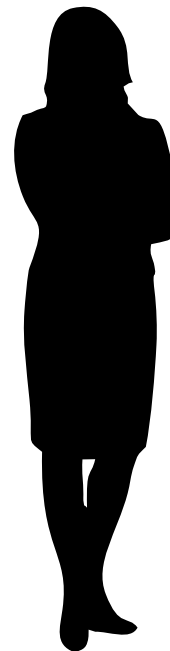
**Materials list:**

- Aluminum
- Concrete Base
- Acrylic
- 3M Vinyl
- LED
- Stainless Steel Mechanical Fasteners
- UV Protected Digital Vinyl

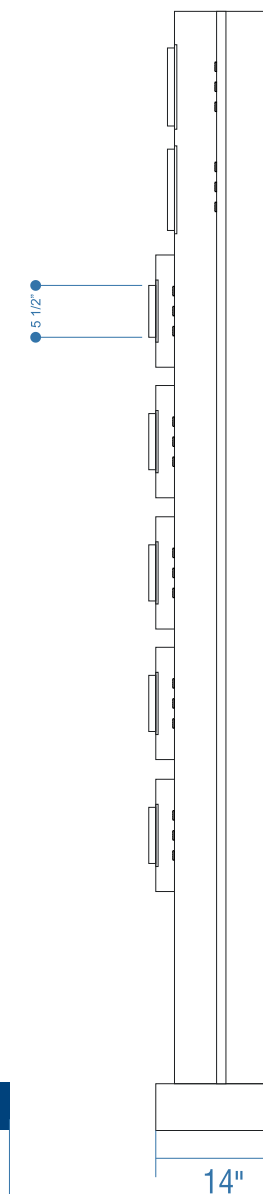


**NIGHT VIEW**

Illuminated push thru letters



**DAY VIEW**



**SIDE VIEW**

1  
8

M-01 Monument Sign

BOARDWALK



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Work Order Number: 00000

Sheet: 8 Of : 8





Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Chief Deputy Director

**Carol Baker**  
Deputy Director

December 13, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 4C – PARCEL 95 – GOLD COAST WEST, LLC / COCO BEACH BAR AND GRILL – DCB # 22-014 – CONSIDERATION OF EXTERIOR IMPROVEMENTS AND NEW SIGNAGE**

Item 4C on your agenda is a submittal from Coco Beach Bar and Grill (Applicant), seeking approval for exterior improvements and new signage. The project is located at 404 Washington Boulevard, within the Parcel 95 Marina West Shopping Center.

### **PROJECT OVERVIEW**

#### Existing Conditions

Parcel 95 is developed with four existing buildings on approximately 1.7 landside acres, and is bordered to the east by Parcel LLS (parking lot), to the west by Via Dolce, to the north by Washington Boulevard, and to the south by Parcel 10, Pearl Apartments. The Coco Beach Bar and Grill occupies a building located near the intersection of Via Dolce and Washington Boulevard.

#### Proposed Project

The proposed project consists of the installation of four new tenant identification signs and minor exterior improvements.

### **BUILDING DESIGN**

The Applicant requests a retroactive approval for various minor exterior improvements made to the building façade. The request includes repainting the façade siding off-white, repainting the building trim, windows, light fixtures, railings, and door frames black, installing a new roof, and the addition of black window awnings. In addition, the Applicant installed a 5'-10" tall by 7'-9" wide artificial landscape panel on the building façade facing the interior of the shopping center, which reads "Marina del Rey". The Applicant has also installed a canopy system above the main entry walkway and proposes to install a black waterproof fabric cover over the structure.





## **SIGNAGE**

### **Building Façade**

The Applicant proposes to install two identical face and halo lit tenant identification signs on the building façade, one facing Washington Boulevard and one facing Via Dolce. The proposed signs would be approximately 5'-6" tall by 7'-6" wide and would be installed approximately 4' above grade. Each sign would read "Coco Beach Bar & Grill" with a business logo and wave graphics. The signs would be composed of acrylic channel letters and would be installed directly onto the building façade. All letter faces would be white, and the logo would include yellow, orange, blue, and purple color tones.

### **Monument Sign**

The Applicant proposes to add two tenant identification signs to an existing double-sided monument sign. The existing sign panel measures approximately 7'-9" wide by 10' tall and the total sign text area proposed would measure 7'-3" wide by 5'-3" tall. The face and halo lit channel letter sign would read "Coco Beach Bar & Grill" with a channel business logo and wave graphics. All returns would be painted white, and the signs would include yellow, orange, blue, and purple color tones. Each sign would be centered on the existing monument sign panel, which is installed approximately 5' above grade.

### **Illumination**

All signs would be illuminated from 5pm to 12am.

## **STAFF REVIEW**

Staff finds that the proposed 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 #22-014, 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.**



VIA DOLCE

WASHINGTON BLVD

SITE ADDRESS: 404 WASHINGTON BLVD  
MARINA DEL REY, CA-90292

PROJECT  
LOCATION

Sign A

Sign B

Sign C

01

20

67

38

37

36

35

21

39

58

59

1 SITE PLAN  
1/16" = 1'-0"



**MP Sign Services**  
149 N Commonwealth Ave. #103  
Los Angeles, CA 90004  
Tel. (323) 703-4511  
Miguel Martinez  
Email: bcsigns149@gmail.com  
**Contractor Lic. #1029649**

Date: 5-4-2022  
Page: 6 Of 6

Project Name: **Coco Beach Bar & Grill**  
Address: **404 WASHINGTON BLVD**  
City / State / Zip: **MARINA DEL REY, CA 90292**

Approval Signature \_\_\_\_\_

Date \_\_\_\_\_





Existing Conditions



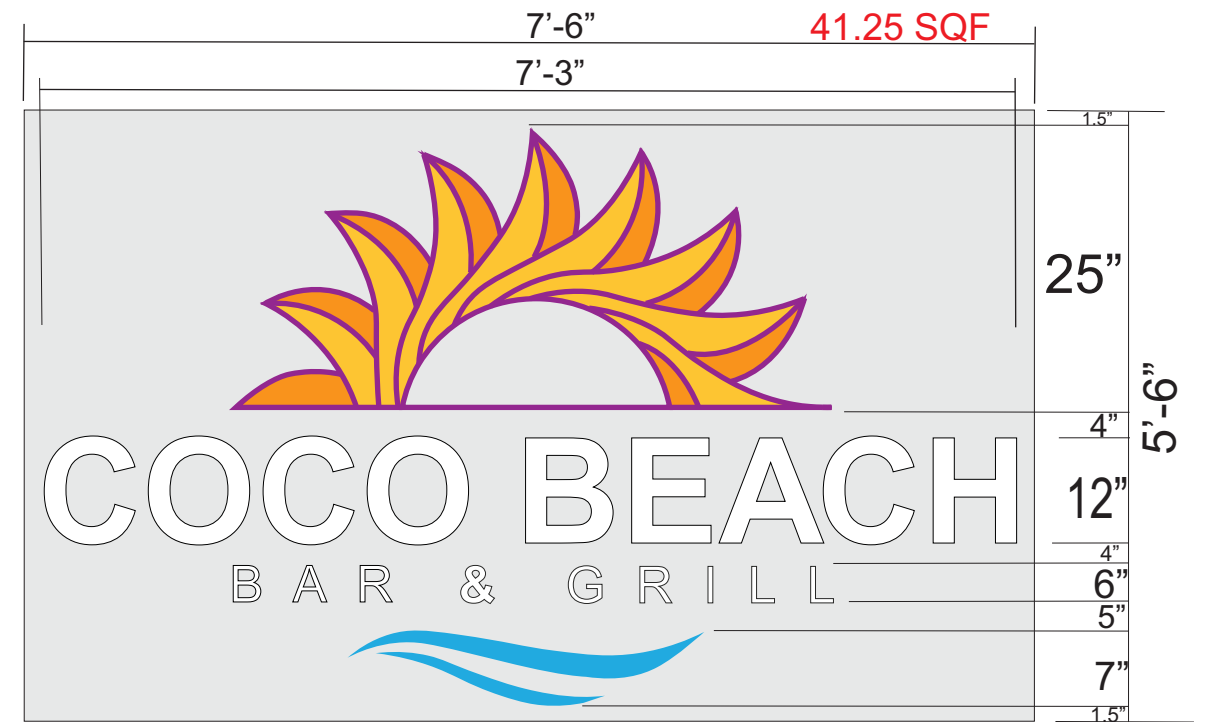


Existing Conditions















\* As of 11/30 the sign background panel shown in the plans would not be installed. Instead, the Applicant would install the channel letters and logo directly onto the building facade.



**Description of Materials to be use**

-  0.40 Alumet white Aluminum for sides & Backs of Channel letters and Logo
-  1/8" #7328 white acrylic faces for channel letters and logos
-  3/4" Gemini White Trim-cap for channel letters and logos
-  3M Golden yellow vinyl for logo
-  3M Orange vinyl for logo
-  3M intense blue vinyl for wave
-  3M Rasberry vinyl Logo Outline
-  0.63 Alumet white Aluminum Backers & pole sign background

-  12V GE Led Modules
-  12V GE Led Power supply











<b>MP Sign Services</b> 149 N Commonwealth Ave. #103 Los Angeles, CA 90004 Tel. (323) 703-4511 Miguel Martinez Email: bcsigns149@gmail.com <b>Contractor Lic. #1029649</b>	Date: 5-4-2022	Project Name: <b>Coco Beach Bar &amp; Grill</b>	Approval Signature _____ Date _____
		Address: <b>404 WASHINGTON BLVD</b>	
	Page: 1 Of 6	City / State / Zip: <b>MARINA DEL REY, CA 90292</b>	





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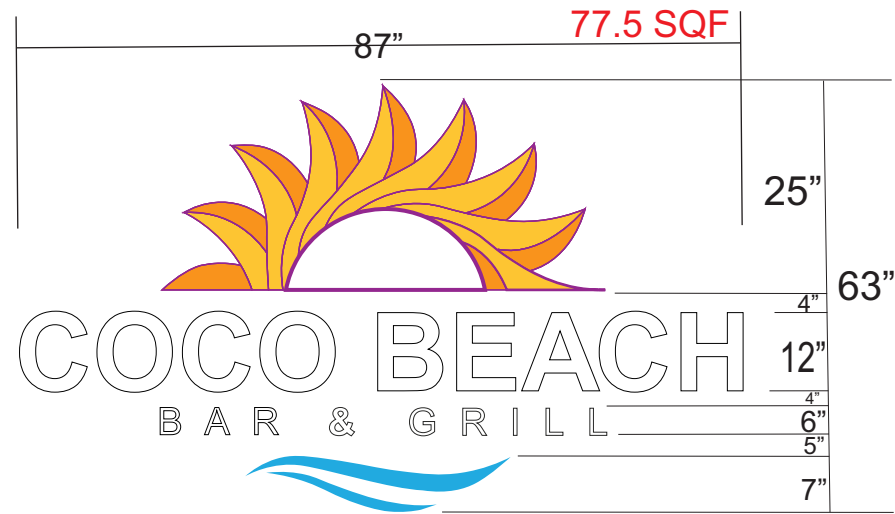
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

<b>MP Sign Services</b> 149 N Commonwealth Ave. #103 Los Angeles, CA 90004 Tel. (323) 703-4511 Miguel Martinez Email: bcsigns149@gmail.com <b>Contractor Lic. #1029649</b>	Date: 5-4-2022	Project Name: <b>Coco Beach Bar &amp; Grill</b>	Approval Signature _____ Date _____
		Address: <b>404 WASHINGTON BLVD</b>	
	Page: 2 Of 6	City / State / Zip: <b>MARINA DEL REY, CA 90292</b>	



**Existing Double Face Pole Sign**



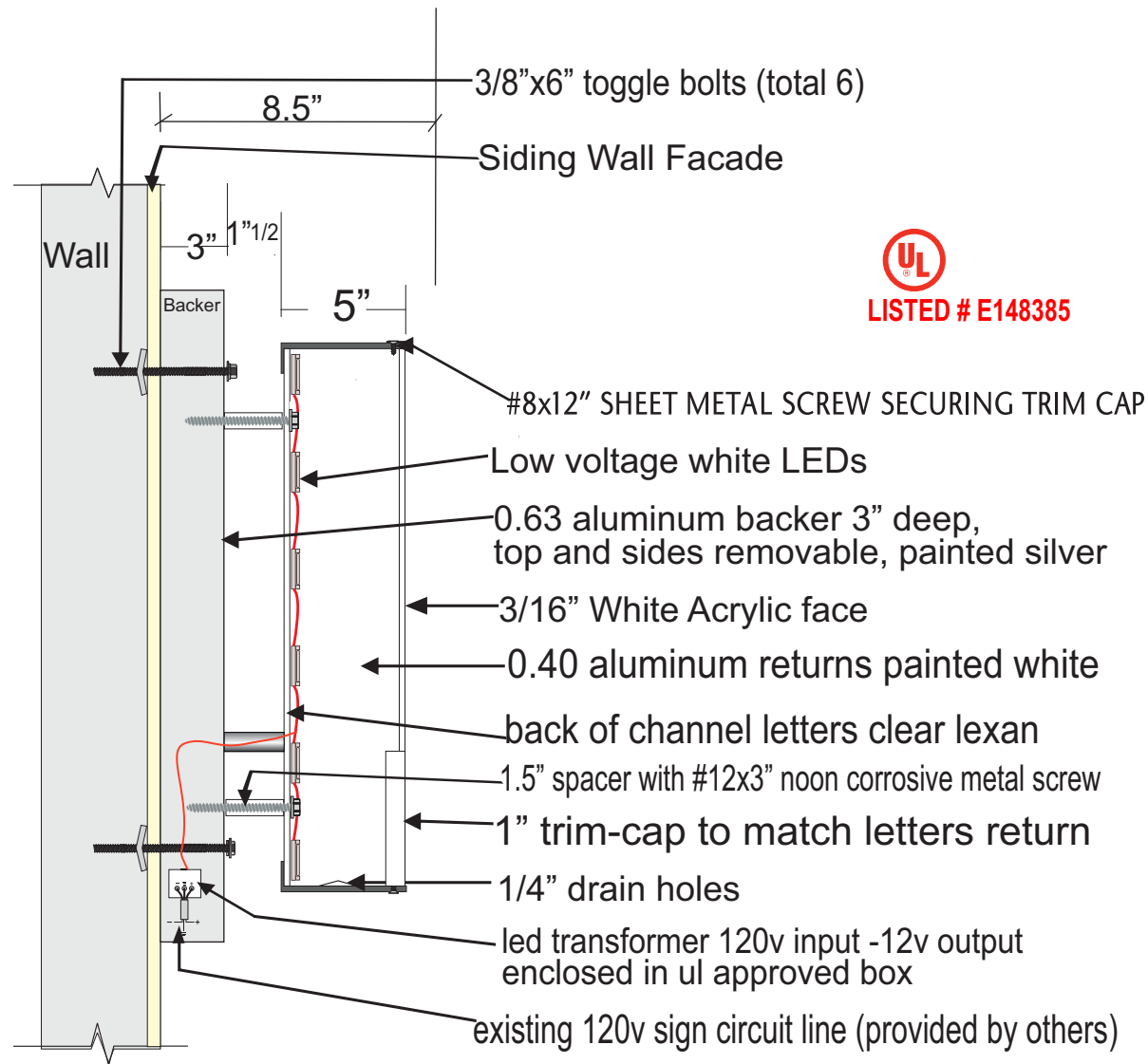
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<b>MP Sign Services</b> 149 N Commonwealth Ave. #103 Los Angeles, CA 90004 Tel. (323) 703-4511 Miguel Martinez Email: bcsigns149@gmail.com <b>Contractor Lic. #1029649</b>	Date: 5-4-2022	Project Name: <b>Coco Beach Bar &amp; Grill</b>	Approval Signature _____ Date _____
		Address: <b>404 WASHINGTON BLVD</b>	
	Page: 3 Of 6	City / State / Zip: <b>MARINA DEL REY, CA 90292</b>	













**FACE/HALO LIT CHANNEL LETTERS/LOGO MOUNT ON BACKER (Signs A & B )**



Quantity: 1



**Description of Materials to be use**

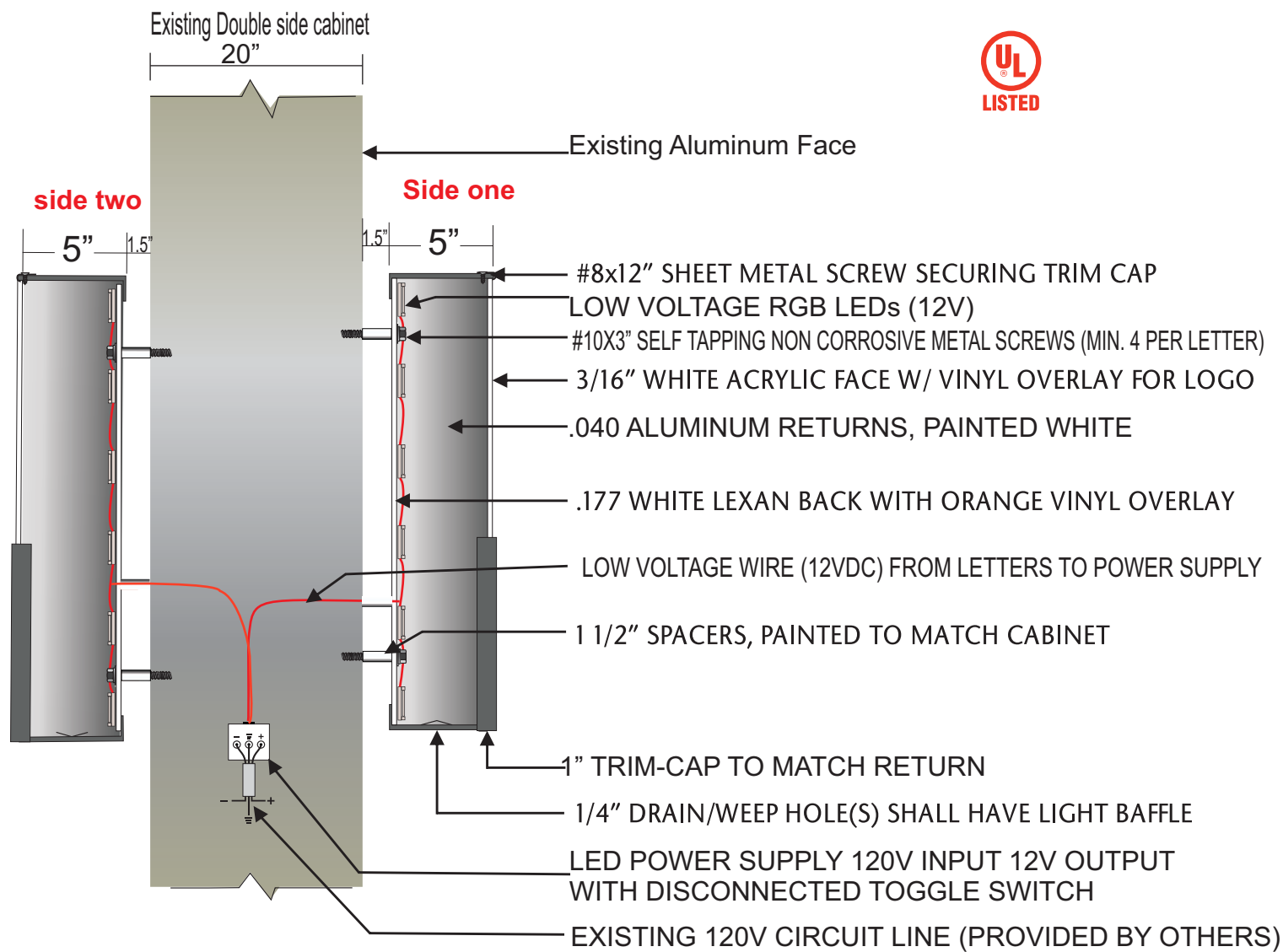
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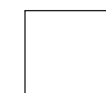






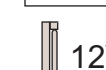
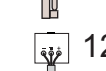


**FACE/HALO LIT CHANNEL LETTERS/LOGO**

**Mounting Section For D/F Monument Sign ( Sign C )**



**Description of Materials to be use**

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 149 N Commonwealth Ave. #103  
 Los Angeles, CA 90004  
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 Miguel Martinez  
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**Contractor Lic. #1029649**

Date: 5-4-2022	Project Name: <b>Coco Beach Bar &amp; Grill</b>	Approval Signature _____ Date _____
Page: 4 Of 6	Address: <b>404 WASHINGTON BLVD</b>	
	City / State / Zip: <b>MARINA DEL REY, CA 90292</b>	





Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Chief Deputy Director

**Carol Baker**  
Deputy Director

December 13, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

SUBJECT: **ITEM 5A - ONGOING ACTIVITIES REPORT**

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

On September 13, 2022, the Board of Supervisors (BOS) approved the construction contract for the Department of Beaches and Harbors' Fiscal Building renovation project (Parcel 45), Capital Project No. 89108, with a budget of \$1,600,000. In addition, the BOS approved an appropriation adjustment to transfer \$1,100,000 from the Services and Supplies Marina Replacement Accumulative Capital Outlay Fund, to fully fund the project and authorized the Director of Public Works to deliver the project using a Board-approved Job Order Contract.

On October 18, 2022, the BOS approved and authorized an amendment to an agreement with Marina Admiralty Company, LP related to Parcel 113, providing a short-term extension of the lease term from March 31, 2023 through October 29, 2023. The amendment would also allow the Lessee to exercise its option to extend an existing ground lease term for 42 years and 10 months, terminating on January 31, 2066, once all conditions are satisfied.

On October 18, 2022, the BOS authorized the Director of Beaches and Harbors (Director), in collaboration with the Directors of Regional Planning (DRP), Public Works, and Art and Culture, and the Executive Directors of the Los Angeles County Development Authority, the Poverty Alleviation Initiative, and the Anti-Racism Diversity and Inclusion (ARDI) Initiative, to implement the recommendations set forth in the Director's September 26, 2022 report entitled, "Aligning Marina del Rey with Los Angeles County Priorities for Equity and Inclusion". In addition, the BOS authorized the Director to negotiate, enter into, amend and terminate, if necessary, a contract with Somos Group, a land use and planning consulting firm, to assist with the work and coordination required by Board Order No. 14 of July 12, 2022, at a cumulative cost not to exceed \$325,000. This would include assisting the MdR for All workgroup with the preparation and delivery of an assessment that identifies urgent community needs, as well as a comprehensive plan for community and stakeholder engagement that specifically seeks the input of those who are currently





under-represented in Marina del Rey. In addition, the aforementioned departments would continue to work with ARDI staff and pertinent consultants to develop a framework for analyzing the needs and future development of MdR that is based on and consistent with the County's Guiding Equity Principles, continue to explore and pursue funding opportunities for the MdR for All work, and coordinate with DRP staff to ensure that the MdR for All work is informed by the 2014 MdR Vision Statement. Furthermore, the departments would report back to the Board on these efforts as required by the Board's July 12, 2022 motion.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items related to Marina del Rey were on the September, October, November, and December 2022 Regional Planning Commission's agenda.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items related to Marina del Rey were on the September, October, and December 2022 California Coastal Commission (CCC) agenda. On November 18, 2022, the CCC approved an amendment, submitted by the Los Angeles County Flood Control District (LACFCD), to reauthorize the long-term routine maintenance of the Ballona Creek Soft-Bottom Channel (SBC) Reach 112, extending from Marina Freeway (CA-90) to Pacific Ave., within and near Marina Del Rey. Maintenance activities would include as-needed inspections, minor structural repairs, and removal of trash, debris, and non-native, invasive vegetation.

**FUTURE MAJOR DESIGN CONTROL BOARD ITEMS**

There are no future major Design Control Board items at this time.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The August 2022 Small Craft Harbor Commission meeting minutes are attached. The October 12, 2022 meeting minutes are pending approval.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

GJ:WO:lr  
Attachments (2)



**SMALL CRAFT HARBOR COMMISSION MINUTES  
VIRTUAL MEETING  
August 10, 2022**

**Commissioners:** Richard Montgomery, Chair; Nathaniel Salazar, Bernard Kozacik III, Allyn Rifkin, Gregory Gorman

**Department of Beaches and Harbors (DBH):** Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Ivy Bordenave-Priestley, Senior Real Property Agent; Amir Tadros, Senior Real Property Agent

**County:** Parjack Ghaderi, Principal Deputy County Counsel

**Item 1 - Call to Order and Pledge of Allegiance**

Chair Montgomery called the virtual meeting to order at 10:00 am, followed by the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

**Item 2 – Approval of Minutes**

Motion to approve June 29, 2022, Special Meeting Minutes by Mr. Salazar, seconded by Mr. Kozacik III.

**Ayes: 5, Chair Montgomery, Mr. Rifkin, Mr. Kozacik, Mr. Gorman,  
Mr. Salazar**

**Abstain: 0**

**Item 3 – Communication from the Public**

None

**Item 4 – Communication with the Commissioners**

Mr. Salazar requested that the motion Mr. Rifkin submitted at the June 29, 2022, Special Meeting be reflected in writing.

Chair Montgomery asked Mr. Salazar to delay his request until Item 8.

**Item 5a – Marina Sheriff**

Sergeant Carlson presented the report.

Mr. Rifkin inquired about the Liveaboard report and outreach activities on homelessness in the Marina.

Sergeant Carlson explained the liveaboard process and noted that Ms. Jamieka Brown oversees the liveboards in Marina del Rey. He further explained that they would be working with Captain Keith Harrison to address any homeless outreach priorities; however, it's usually handled by the community-oriented policing bureau. They are specifically trained to speak to the homeless and provide them with different services available, including mental health.



Alicia Koonz thanked Ms. Brown for all her efforts.

**Item 5b – MdR and Beach Special Events**

Catrina Love discussed the Marina Movie Nights outdoor movie series at Burton Chace Park, the Marina Drum Circle, and the Waterbus, which is available until Labor Day (\$1 per person per way). The Beach Shuttle is back, only running on Saturday and Sunday. Beach Eats, our weekly food truck event is on Thursdays until the end of October.

**Item 5c – Marina Boating Section Report**

Michael Blenk reported that Anchorage 47 has zero 42-foot, zero 40-foot slips, five 38-foot, four 34-foot, three 28-foot, three 27-foot, ten 24-foot, and nine 22-foot vacant slips available. Parcel 77 powerboat storage is full, and Mast-Up storage has 35 spaces available.

**Item 5d – Marina del Rey Maintenance Report**

Jose Bedolla reported no significant updates to the projects reported at last month's meeting due to the public's high volume of Marina usage during the summer months. He stated that the asphalt repairs were completed in Lot 2 (Boat Launch location).

**Item 6a – Ballona Creek Trash Interceptor Project Follow-Up Presentation**

Tiffany Chang presented the report.

Steve Penn reminded the Commission about its request to place this item on the next meeting agenda to discuss their support for this project and have the Commission entertain a motion to ask businesses in Marina del Rey to minimize plastic use in the Marina.

Mr. Rifkin spoke in favor of this project.

Chair Montgomery inquired about plans for a kick-off event.

Tiffany Chang replied that there are plans for a ribbon-cutting ceremony; however, the date is unknown, and the details are still being worked out, but it will be publicized and shared with the public.

Mr. Kozacik noted that the project would be during off-season hours, and the haul route seems straightforward.

Tiffany Chang explained that there had been ongoing communication with DBH staff, and most of the trash that does flow is during storm season in the area, but they're doing all they can to minimize the impact. She further explained that if it does extend, it may run from 9 am to 3 pm, but to remember that it's a pilot. She noted they're happy to stay in contact and stated that the operators will remain on sight and can work with DBH staff during the pilot period.

Mr. Gorman pointed out that there are two motions that should be separated. He explained that one motion is to write a letter of support and the other for a report on the haul route to assure



there would be no environmental impacts. He expressed concern for the haul route report as it is a different type of analysis.

Mr. Rifkin agreed with Mr. Gorman's comment that the haul route is a separate issue. He noted the importance that there was no public input on this item. He suggested reporting back instead of producing an actual report.

Steve Penn noted that Mr. Gorman and Mr. Rifkin raised valid points and that the Ballona Creek Trash Interceptor is a great project. However, DBH is aware that there are still challenges and concerns. For that reason, the permit issued to the Department of Public Works includes DBH incorporated terms to ensure they adopt the best management practices in all operations, including the haul route, ensuring no environmental concerns and ongoing monitoring programs throughout the project.

Chair Montgomery explained that the two issues would be bifurcated into two separate motions.

Motion to write a letter of support by staff to Board of Supervisors by Mr. Rifkin, seconded by Mr. Kozacik

Mr. Rifkin withdrew his motion for a haul route report due to Mr. Penn's report that there's sufficient consideration in the project's permit to mitigate possible impacts.

**Ayes: 5 - Chair Montgomery, Mr. Gorman, Mr. Kozacik, Mr. Rifkin, and Mr. Salazar**

**Nay: 0**

**Item 7a – Aligning Marina del Rey with Los Angeles County Priorities for Equity and Inclusion Presentation**

Amy Caves presented the report.

Mr. Salazar suggested including a mural as part of this initiative.

Ms. Caves requested that he send her specific information on murals and stated this item would return with updates.

**Item 8 – Staff Reports**

Steve Penn presented the staff report.

Captain Alex Balian spoke about the illegal charter operation enforcement and urged this program to continue.

Mr. Rifkin requested an acknowledgment letter to Mr. David Lumian on behalf of the Commission.

Chair Montgomery expressed his support for the acknowledgment letter to Mr. David Lumian.



Steve Penn also expressed his support and stated that staff would draft the letter, circulate and have the chair sign, and then send it out.

Mr. Salazar reminded staff about his request for a future presentation about the California Yacht Club's membership and the public promenade design.

Chair Montgomery also inquired as to the status of the presentation.

Steve Penn stated that it would be a part of the "Marina for All" project; however, there is no specific timeline for the public promenade redesign. Staff will follow up with the new management team to discuss their proposal, and we'll bring it back to the Commission for presentation when it's ready.

### **Adjournment**

Chair Montgomery adjourned the meeting at 11:07 am.





(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**  
Chief Deputy Director

**Carol Baker**  
Deputy Director

December 13, 2022

TO: Design Control Board  
FROM: Gary Jones, Director   
SUBJECT: **ITEM 5B – 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 [marinadelrey.lacounty.gov](http://marinadelrey.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 and older. In-person classes are limited to 10 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 [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

**MARINA DEL REY FARMERS' MARKET**

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

Each Saturday, the Department, in collaboration with Southland Farmers' Market Association, presents the Marina del Rey Farmers' Market. 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 [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

**MARINA LIGHTS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
December 1 – 31, 2022  
Nightly from 4:00 p.m. – 10:00 p.m.



Burton Chace Park will be aglow in holiday lights every night in December through New Year's Day. Stroll through the park with family and friends to enjoy the spectacular display of sparkling lights and décor.

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

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

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

December 18  
Rhythm (R&B Funk)

January 1  
Friends (R&B)

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

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

Boathouse ♦ 13640 Mindanao Way ♦ Marina del Rey

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

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

**2022/2023 WINTER SESSION:**

Beginning/Intermediate:

December 19 – 23, December 27 – 30, and January 3 – 6

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

\$284 per 4-day session



Design Control Board  
December 13, 2022  
Item 5B  
Page 4

\*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)

**NEW YEAR'S EVE CELEBRATION**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
December 31, 2022 – January 1, 2023  
7:00 p.m. – Midnight

Celebrate the new year in Marina del Rey! All are invited to Burton Chace Park for a free NYE Glow Party with live entertainment, a DJ, photo booths, face painting, food trucks, and more! Broadcasts of the New Year's Eve countdown will be screened, followed by a 10-minute fireworks show at 8:59 p.m. (for New York City) and 11:59 p.m. (for Los Angeles); both fireworks shows will be shot from the Marina's south jetty.

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

GJ:CML:da