LA COUNTY PLANNING

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Director,
Regional Planning

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Chief Deputy Director,
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SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	November 27, 2024
HEARING DATE:	December 11, 2024 AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2023-003853-(2)
PERMIT NUMBERS:	Coastal Development Permit ("CDP") No. RPPL2023005678
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	14110 Palawan Way, Marina del Rey, CA 90292 Assessor's Parcel Number 4224-004-901
OWNER:	County of Los Angeles
APPLICANT:	Los Angeles County Department of Beaches and Harbors ("Beaches and Harbors")
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-003853-(2), CDP Number RPPL2023005678, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE COASTAL DEVELOPMENT PERMIT NUMBER RPPL2023005678 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

A CDP to authorize the following activities (collectively, the "Project"), pursuant to County Code Section 22.46.1110 (Review of New Development) and in accordance with County Code Chapter 22.56 (Coastal Development Permits):

- The renovation of an existing 700-square-foot public restroom and boat storage building, including upgrades to the public restrooms to comply with current Americans with Disabilities Act ("ADA") accessibility requirements.
- A 650-square-foot expansion of the existing public restroom and boat storage building.
- Dry boat storage rack improvements, including additional racks and a proposed increase in space.
- Landscape and hardscape improvements.

B. Project

The Project consists of renovating an existing 700-square-foot public restroom and boat storage building, including upgrades to the public restrooms to comply with current ADA accessibility requirements, and expanding the existing building by 650 square feet to provide additional storage and meeting space. The Project is located at 14110 Palawan Way in Marina del Rey ("Project Site").

The Project also includes:

- Grading, consisting of 100 cubic yards of cut and 450 cubic yards of fill, with 1,560 cubic yards of over excavation / alluvial removal and compaction.
- Walkway improvements in compliance with the ADA to provide better access from the promenade and the renovated building to the beach.
- Remodeling the current outdoor dry boat storage area on the asphalt. The asphalt pavement in poor condition will be reconstructed and the boat storage racks in poor condition will be replaced. The boat storage racks on the asphalt will be redesigned to hold an additional 32 boats.
- Expanding the current outdoor dry boat storage area on the sand. The boat storage racks on the sand will be redesigned to hold an additional six boats.
- Creating a designated space on the sand for temporary dry boat storage racks that will be used during construction activities.
- Landscaping improvements with drought tolerant plantings, water efficient irrigation, and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

As part of the walkway and landscaping improvements and the redesign of the dry boat storage racks on the sand, 15 existing trees (11 palms and four paperbacks) will be removed and 20 new replacement trees will be planted to comply with the Marina del Rey Land Use Plan tree replacement policy, which requires trees to be replaced on a 1:1 basis. The Marina del Rey Annual Nesting Bird Survey Project 2023 Annual Report, prepared in July 2023, states that suitable nesting/roosting trees line Palawan Way near this Project. However, no historic nesting by colonial waterbirds has been documented in this area.

C. Project Background

Before the Regional Planning Commission ("RPC") hearing on October 2, 2024, Staff received several public comments, including comments from two local boating clubs, the Los Angeles Rowing Club and the Marina del Rey Outrigger Canoe Club. These comments expressed concerns over the temporary displacement of the storage racks for kayaks and canoes and a desire for an alternative area for the storage of kayaks and canoes in the vicinity of the Project Site during construction. These comments also expressed concerns regarding the widening of the sidewalk on the ocean side and concerns regarding the design of the proposed renovation of the public restroom and boat storage building, which are related to the functionality of the building.

Staff reached out to the applicant, Beaches and Harbors, and asked them to review these comments. Beaches and Harbors advised Staff that they had been actively communicating with the local boating clubs to address storage needs during the Project's construction period. Beaches and Harbors had identified some areas in the vicinity of the Project Site and were committed to exploring other feasible solutions. Given the increased concerns regarding the Project, Beaches and Harbors agreed to conduct further outreach to address all the concerns. At the RPC hearing on October 2, 2024, they requested a public hearing continuance to November 20, 2024, to complete this outreach.

Community outreach was conducted on October 10, 2024, and October 30, 2024, to address the above-mentioned concerns. Before the continued RPC hearing on November 20, 2024, Beaches and Harbors determined that they needed additional time to update the drawings to reflect the changes that were being incorporated into the design of the public restroom and boat storage building and the temporary area for the dry boat storage racks. Beaches and Harbors requested another public hearing continuance to December 11, 2024, to complete the drawings.

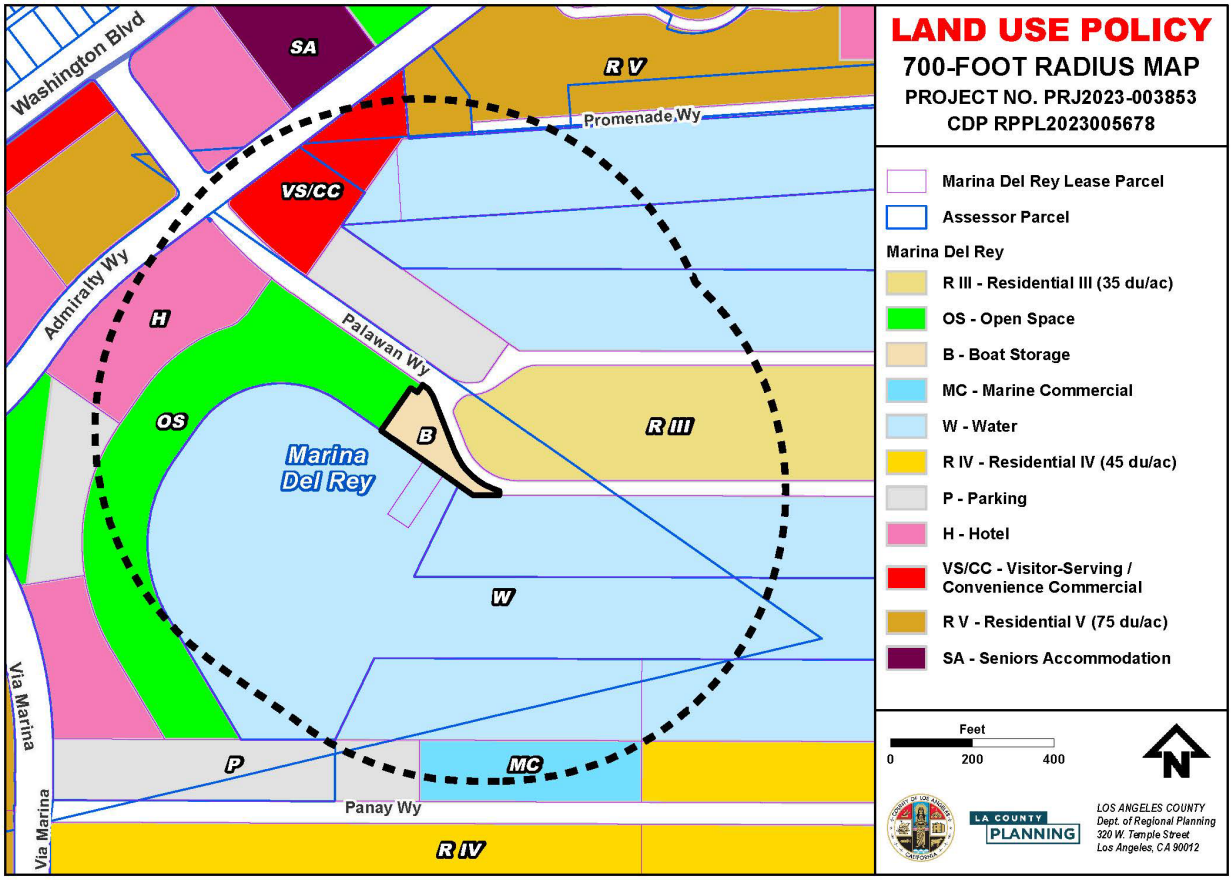
As of the result of the community outreach efforts, the Project scope has been adjusted to accommodate the issues raised by the public. Additionally, Beaches and Harbors, after concluding the outreach, concluded that there is a greater need for dry boat storage in the area. Therefore, the Project scope now also includes an expansion of the existing dry boat storage area located on the sand.

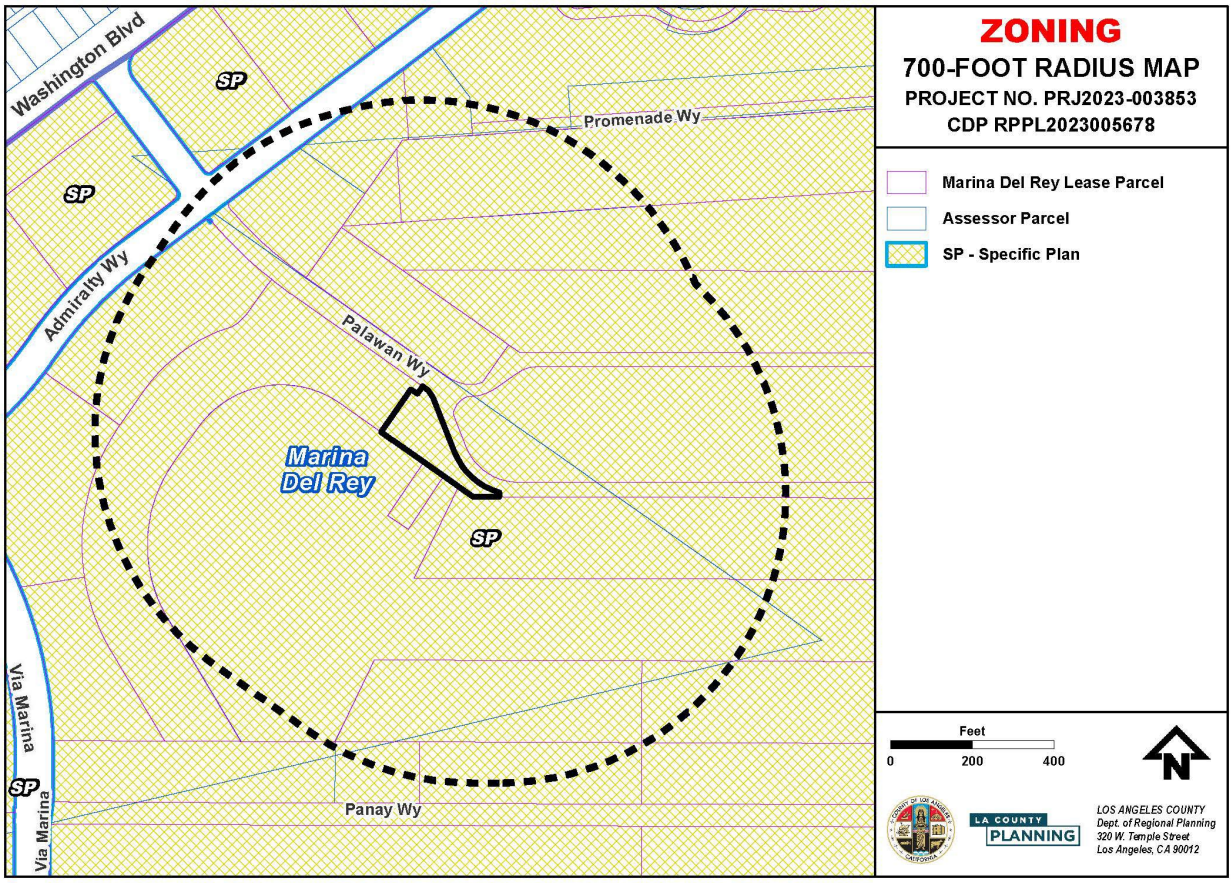
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	MARINA DEL REY LAND USE PLAN LAND USE CATEGORY	ZONING	EXISTING USES
SUBJECT PROPERTY	B (Boat Storage) OS (Open Space)	SP (Specific Plan)	Public restroom, dry boat storage, promenade
NORTH	P (Parking) W (Water)	SP	Public surface parking lot, boat slips,

	VS / CC (Visitor-Serving Convenience Commercial) RV (Residential V – 75 dwelling units per acre maximum density)		mixed commercial uses, Marina City Club Condominiums
EAST	R III (Residential III – (35 dwelling units per acre maximum density) W	SP	Residential uses, boat slips
SOUTH	W MC (Marine Commercial) P	SP	Boat slips, office space, public surface parking lot
WEST	H (Hotel) P	SP	Jamaican Inn, public surface parking lot





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	7 – Unrestricted	September 12, 1927
8150	C-4 – Restricted Commercial	January 23, 1962
900157z	SP – Specific Plan	November 6, 1990

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CDP No. 200800001-(4)	Construction and maintenance of a new storage locker for the Marina del Rey Outrigger Canoe Club.	October 15, 2008
CDP Exemption No. RPPL2016001965	Refurbishment of existing picnic area facilities	July 28, 2016

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project does not conflict with applicable California Coastal Act policies regarding maintaining and enhancing public access to the coast and recreational boating facilities. The Project will upgrade the existing walkway to comply with current accessibility standards and the reconfigured walkway will connect to a new path of travel from the promenade to the existing boat dock entry that complies with current ADA requirements. This proposed walkway and path of travel will allow greater access to the marina and recreational boating facilities. Furthermore, the Project addresses the need to ensure that adequate recreational boating support facilities and services are provided, including opportunities for dry storage, storage rentals, and pollution control. In addition, stormwater capture and filtration improvements will be implemented to advance water quality improvement goals for the unincorporated Marina del Rey community.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will provide safe and healthy recreational uses for the residents and visitors in the unincorporated Marina del Rey community. The facility will be closed during construction and the public will be directed to other nearby public restroom facilities. Public access to the beach will be maintained during construction. The Project addresses the need to ensure that adequate recreational boating support facilities and services are provided, including opportunities for dry storage, storage rentals, and pollution control. The Project will enhance coastal access by upgrading the adjacent walkway promenade to comply with current accessibility standards.

C. Design Compatibility

The Project supports the County's Green Building/Sustainable Design Program because the remodeled and expanded building will incorporate water-efficient plumbing fixtures and energy-efficient lighting fixtures, and the Project also includes drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site. The Project also adheres to the Marina del Rey Design Guidelines, which focus on connecting people to the waterfront. Additionally, the Project is consistent with relevant location-specific design guidelines in the Marina Beach activity district. The general land use and urban design guidelines for these areas aim to realize a visitor-serving atmosphere with an emphasis on recreation and nonmotorized boating activities. On October 18, 2023, the Marina del Rey Design Control Board ("Design Control Board") approved a conceptual design of the Project with conditions. The applicant must return to the Design Control Board for final design approval after this CDP is approved.

As noted above, Beaches and Harbors conducted community outreach after the RPC hearing on October 2, 2024, which resulted in the following modifications to the Project:

- The number of tree removals was revised based on revisions to the plans and the inability to relocate four other palm trees that were proposed to be removed. The storage space revision on the sand will require the removal of five palm trees on the sand. Widening of the walkway and expansion of the public restroom and boat storage building will necessitate the other palm tree removals.
- The wash down area was redesigned to provide an overflow area for an additional wash down station on the asphalt. This redesign involves adjusting the rack layout on the asphalt to include four vertical racks in lieu of the horizontal racks. Additional adjustments in the wash down area include adding hose bibs and adjusting the stairway handrails to minimize protrusion into the wash down area.
- The northwest ramp attached to the public restroom and boat storage building was widened from five feet to eight feet and will now provide direct access to the sand. This adjustment required the shower to be relocated to the ramp area on the other side of the public restroom building.
- The planter areas to the south of the beach access ramp located on the northwest side of the public restroom and boat storage area were removed to provide clearance for the boating shells when moving around.
- Access to the restroom during non-operational hours was improved with the implementation of keycard accessible doors.
- The storage room attached to the restroom building was slightly reduced by nine feet thus the outside oar storage cabinet to the right of this storage room was enlarged.
- The steps from the public restroom and boat storage building to the sand were eliminated and replaced by a straight ramp to access the sand.
- The beach storage cabinets were adjusted so they are not back-to-back to each other but instead are adjacent to each other. This redesign saved sand area by condensing the limited space on the sand for the storage racks.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Marina del Rey Land Use Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.56.2320 (Coastal Development Permit Burden of Proof). The Burden of Proof with the

applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 – Existing Facilities, Class 2 – Replacement or Reconstruction, Class 3 – New Construction or Conversion of Small Structures, and Class 11 – Accessory Structures) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves the renovation and expansion of an existing public restroom and boat storage building, upgrades to the existing dry boat storage racks, expansion of the existing dry boat storage area on the sand, landscape and hardscape improvements, and a temporary dry boat storage area that will be used during construction activities. There would be no significant adverse impacts on endangered, rare, or threatened species or their habitat and there are no hazardous materials at or around the Project Site that may be disturbed or removed. Accordingly, the Project is in an area that does not contain environmental resources of hazardous or critical concern and is not considered a particularly sensitive environment. The Project is also not expected to impact scenic or historic resources. The Project Site is not on any hazardous waste site list. Therefore, Staff recommends that the RPC determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works, in a letter dated February 5, 2024, stated they have no comments and cleared the Project to proceed to a public hearing.
2. The Fire Department, in a letter dated December 20, 2023, cleared the Project to proceed to a public hearing with required conditions of approval.
3. The Department of Public Health, in a letter dated March 21, 2024, cleared the Project to proceed to a public hearing with required conditions of approval.
4. On December 27, 2023, the Department of Parks and Recreation cleared the Project to proceed to a public hearing and stated that it would have no impacts on their facilities.

B. Other Agency Comments

The Design Control Board, in a letter dated October 18, 2023, stated that they approved a conceptual design of the Project with conditions.

C. Public Comments

Staff received numerous comments concerning the Project. These comments expressed concerns over the temporary displacement of the storage racks for kayaks and canoes and a desire for an alternative area for the storage of kayaks and canoes in the vicinity of the Project Site during construction. These comments also expressed concerns regarding the widening of the sidewalk on the ocean side and concerns regarding the design of the proposed renovation of the public restroom and boat storage building, which

are related to the functionality of the building. These comments are attached (Exhibit J – Public Correspondence).

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Project Drawings
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Marina del Rey Annual Nesting Bird Survey Project: 2023 Annual Report

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
MOTHER'S BEACH RESTROOM NON-MOTORIZED BOAT STORAGE
14110 PALAWAN WAY, MARINA DEL REY , CA. 90292

PROJECT TEAM

OWNER:
COUNTY OF LOS ANGELES, DPW
900 SOUTH FREMONT AVE.
ALHAMBRA, CA. 91803
(626) 300-2361
CONTACT: SALIM SIOUFI

DEPARTMENT OF BEACHES AND HARBORS, DBH
13837 FIJI WAY
MARINA DEL REY, CA 90292
(424) 526-7756

ARCHITECT:
SPARANO + MOONEY ARCHITECTURE, INC.
642 MOULTON AVE. STUDIO W4
LOS ANGELES, CA 90031
(323) 221-6600

STRUCTURAL ENGINEER:
VCA ENGINEERS, INC.
1041 SOUTH GARFIELD AVE. SUITE 210
ALHAMBRA, CA 91801
(323) 729-6098
CONTACT: YOUNG NAM, S.E. P.E.

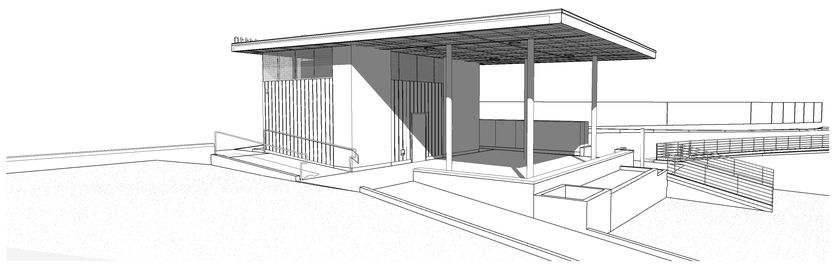
MECHANICAL ENGINEER:
MAROKO & SHWE, INC.
1106-B WEST MAGNOLIA BLVD.
BURBANK, CA 91506
(818) 840-0280
CONTACT: JAMES SHWE

ELECTRICAL ENGINEER:
SILVER, ROTH & ASSOCIATES
511 SOUTH FAIRFAX AVE.
LOS ANGELES, CA 90036
(323) 933-3700
CONTACT: FELIX ROTH P.E.

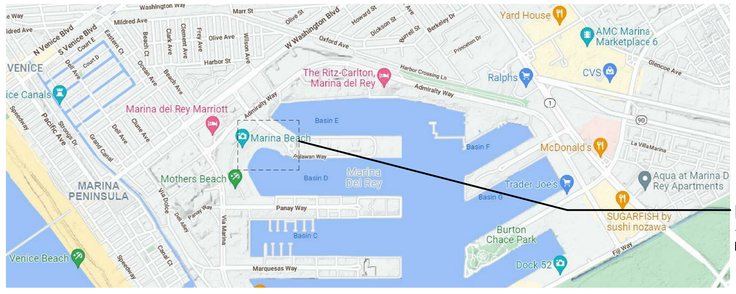
CIVIL ENGINEER:
VCA ENGINEERS, INC.
1041 SOUTH GARFIELD AVE. SUITE 210
ALHAMBRA, CA 91801
(323) 729-6098
CONTACT: AUTUMN WAGGONER.

LANDSCAPE ARCHITECT:
WITHERS & SANDGREN, LTD.
20948 TULSA STREET
CHATSWORTH, CA 91311
(818) 291-0200
CONTACT: LACEY WITHERS

PROJECT RENDERING



VICINITY PLAN



PROJECT LOCATION
14110 PALAWAN WAY
MARINA DEL REY, CA 90292

SCOPE OF WORK

THE NON-MOTORIZED BOATER RECREATION BUILDING & PROMENADE PROJECT INVOLVES THE RENOVATION OF THE 700 SF BUILDING LOCATED AT 14110 PALAWAN WAY IN MARINA DEL REY, CA. THIS RENOVATION WILL PROVIDE ADA ACCESSIBLE RESTROOMS, A SHELTERED ACTIVITY AREA FOR STAGING PRIOR TO AND POST SAILING ACTIVITIES WITH DIRECT ORIENTATION TOWARDS THE SHORE OF THE MARINA, AND PERMANENT RENTABLE STORAGE AMENITIES FOR USE BY VARIOUS BOATING CLUBS PRESENT IN THE COMMUNITY. IN ADDITION, A NEW ACCESSIBLE PROMENADE EXTENSION WILL BE CONSTRUCTED TO CONNECT THE MARINA BEACH PROMENADE (NORTH WEST) WITH THE PARCEL 28 PROMENADE. SCOPE INCLUDES THE FOLLOWING:

- PARTIAL DEMOLITION OF THE EXISTING BUILDING AND INSTALLATION OF A NEW BUILDING FACADE.
- SITE ELEMENTS AROUND THE BUILDING PERIMETER WILL BE UPGRADED TO COMPLY WITH THE CURRENT CALIFORNIA TITLE-24 ACCESSIBILITY CODE STANDARDS INCLUDING AN ACCESSIBLE PATH OF TRAVEL CONNECTED TO THE EXISTING PUBLIC RIGHT-OF-WAY.
- PROVIDE TWO PUBLIC RINSE-OFF STATIONS W/ ONE CONFORMING TO ACCESSIBILITY REQUIREMENTS.
- COMPLETE RENOVATION OF THE EXISTING PUBLIC RESTROOMS, PROVIDING CONFORMING DOOR WIDTHS FOR BUILDING ACCESSIBILITY AND PLACEMENTS OF NEW CURBS & GUARDRAILS.
- NEW PLUMBING FIXTURES AND PLUMBING LINES.
- NEW MISCELLANEOUS MECHANICAL VENTILATION SYSTEM.
- NEW BUILDING LIGHTING, RECEPTACLES, AND NEW ELECTRICAL PANEL.
- REPLACEMENT & REARRANGEMENT OF ELEVATED DRY BOAT STORAGE RACKS SERVING THE PUBLIC.
- INCLUSION OF A NEW BOAT RINSE OFF AREA.
- CREATE A 8'-0" WIDE CONTINUOUS ADA PATH OF TRAVEL VIA A NEW PROMENADE LINKING MOTHER'S BEACH PICNIC AREA TO PARCEL 28.
- PROVIDE BIO-FILTRATION PLANTERS ALONG THE PROMENADE TO TREAT THE SURFACE RUNOFF.
- PROVIDE BIO-FILTRATION PLANTERS AT THE BUILDING TO TREAT THE SURFACE & BUILDING ROOF RUNOFF.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA MECHANICAL CODE
2023 CALIFORNIA ENERGY CODE
2023 CALIFORNIA GREEN BUILDING STANDARDS CODE
2023 CALIFORNIA FIRE CODE
TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE
TITLE 22 OF THE CALIFORNIA HEALTH AND SAFETY CODE

2023 COUNTY OF LOS ANGELES CODE OF REGULATIONS.

2023 COUNTY OF LOS ANGELES BUILDING CODE
2023 COUNTY OF LOS ANGELES ELECTRICAL CODE
2023 COUNTY OF LOS ANGELES PLUMBING CODE
2023 COUNTY OF LOS ANGELES MECHANICAL CODE
2023 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE
2023 COUNTY OF LOS ANGELES EXISTING BUILDING CODE

ACCESSIBILITY

AMERICANS WITH DISABILITY ACT
ACCESSIBILITY GUIDELINES (ADAAG)

THE CALIFORNIA ACCESS COMPLIANCE LAW
(CCR, TITLE 24)

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE PROJECT SITE PRIOR TO BID SUBMITTAL AND START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY SPARANO + MOONEY ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATIONS.
2. ALL WORK SHALL CONFORM TO & BE IN FULL & COMPLETE COMPLIANCE WITH ALL **LOS ANGELES COUNTY** STANDARDS, REGULATIONS, ORDINANCES, AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY CRITICAL DUE DATES FOR OWNER SELECTIONS TO BE PURCHASED AND INSTALLED BY THE CONTRACTOR.
4. CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION INCLUDING WITHOUT LIMITATION IN ACCORDANCE WITH THE CODES & REGULATIONS OF GOVERNING AGENCY.
5. CONTRACTOR SHALL CHECK & VERIFY SIZE & LOCATION OF DUCT OPENINGS & PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE POURING CONCRETE SLAB OR FRAMING SAID OPENINGS. DUCT OPENINGS IN FIRE RATED WALLS SHALL HAVE FIRE DAMPERS. SEAL BETWEEN DUCTS & PARTITION WHERE REQUIRED.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OWNER PURCHASED APPLIANCES AND EQUIPMENT WITH ADJACENT AND ASSOCIATED WORK SUCH AS BUT NOT LIMITED TO CABINETRY, FRAMING, LIGHTING, AND WASTE AND DRAINAGE PIPING.

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MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

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KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

COVER SHEET

SCALE	
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
G0.10

CODE ANALYSIS

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA MECHANICAL CODE
2023 CALIFORNIA ENERGY CODE
2023 CALIFORNIA GREEN BUILDING STANDARDS CODE
2023 CALIFORNIA FIRE CODE
TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE
TITLE 22 OF THE CALIFORNIA HEALTH AND SAFETY CODE

2023 COUNTY OF LOS ANGELES CODE OF REGULATIONS.

2023 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)
2023 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)
2023 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)
2023 COUNTY OF LOS ANGELES MECHANICAL CODE (TITLE 29)
2023 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
2023 COUNTY OF LOS ANGELES EXISTING BUILDING CODE (TITLE 33)

ACCESSIBILITY

AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG)
THE CALIFORNIA ACCESS COMPLIANCE LAW (CCR, TITLE 24)

BUILDING SYSTEMS

STRUCTURE: WOOD STUD BEARING WALLS
WOOD STUD SHEAR WALLS
WOOD BEAMS/ RAFTERS AND PLYWOOD ROOF

EXTERIOR WALL: WOOD STUD WALL

INTERIOR PARTITIONS: WOOD STUD WALLS

BUILDING

(01) BUILDING USE: RESTROOMS, OUTDOOR MULTI-PURPOSE

(02) BUILDING STORIES: 1

(03) BUILDING HEIGHT: 14 FEET (STREET SIDE)

(04) GROSS SQUARE FOOTAGE AREA:

WOMEN'S RESTROOM =	140	SQUARE FEET
MEN'S RESTROOM =	114	SQUARE FEET
ELECTRICAL RM. =	83	SQUARE FEET
JANITOR'S RM. =	101	SQUARE FEET
STORAGE =	86	SQUARE FEET
MULTI-PURPOSE =	675	SQUARE FEET
GROSS TOTAL =	1,199	SQUARE FEET

(05) NET SQUARE FOOTAGE AREA:

WOMEN'S RESTROOM =	115	SQUARE FEET
MEN'S RESTROOM =	92	SQUARE FEET
ELECTRICAL RM. =	64	SQUARE FEET
JANITOR'S RM. =	80	SQUARE FEET
STORAGE =	67	SQUARE FEET
MULTI-PURPOSE =	675	SQUARE FEET
NET TOTAL =	1,093	SQUARE FEET

(06) SQUARE FOOTAGE AREA BELOW ROOF CANOPY:

ROOF CANOPY = 1,767 SQUARE FEET

(07) OVERALL SQUARE FOOTAGE BOUND BY EXTERIOR WALLS:

TOTAL AREA= 505 SQUARE FEET

(08) OCCUPANCY CLASSIFICATION:

SEE (09) FOR OCCUPANCY TYPE BREAKDOWN

EXISTING OCCUPANCY: B
NEW OCCUPANCY: B, A-3, S-1

(09) BUILDING CONSTRUCTION TYPE: V-B

(10) ALLOWABLE AREA FACTOR - TABLE 506.2

OCC. CLASS GROUP B: TYPE V-B = 9,000 S.F.
OCC. CLASS GROUP A-3: TYPE V-B = 6,000 S.F.
OCC. CLASS GROUP S-1: TYPE V-B = 9,000 S.F.

(11) OCCUPANCY CALCULATION PER TABLE 1004.5 ; CHAPTER 10 (LOCKER ROOM=50 GROSS)

SEE EGRESS PLAN FOR AREA/ROOM OCCUPANTS

(B) WOMEN'S RESTROOM: 115/50 S.F.(LOCKER RM) =	3 OCCS.
(B) MEN'S RESTROOM = 92/50 S.F.(LOCKER RM) =	2 OCCS.
(S-1) ELECTRICAL RM. = 64/300 S.F. =	1 OCCS.
(S-1) JANITOR'S RM. = 80/300 S.F. =	1 OCCS.
(S-1) STORAGE RM. = 67/300 S.F. =	1 OCCS.
(A-3) MULTI-PURPOSE = 675/5(NET STANDING) =	135 OCCS.
TOTAL OCCUPANTS =	143 OCCS.

(12) EXIT WIDTH CALCULATION PER SECTION 1005.3.2 ; CHAPTER 10

EGRESS REQ'D
193 x 0.2"/OCC. = 38.6" EGRESS WIDTH REQ'D

EGRESS PROVIDED:
36" CLR @ WOMEN'S RESTROOM
36" CLR @ MEN'S RESTROOM
36" CLR @ ELECTRICAL RM.
36" CLR @ JANITOR'S RM.
36" CLR @ STORAGE RM.
400" CLR @ MULTI-PURPOSE
480"PROVIDED > 38.6" REQ'D

NUMBER OF EXITS REQUIRED PER TABLE 1006.3.2 :
EXITS REQUIRED: 2 PER STORY
EXITS PROVIDED: 5 TOTAL

(13) PLUMBING FIXTURE CODE ANALYSIS PER CALIFORNIA PLUMBING CODE TABLE 422.1:

(01) TOILETS:
WOMEN= 1-15= 1
MEN= 1-50= 1

(02) LAVATORIES:
WOMEN= 1-50= 1
MEN= 1-75= 1

(03) URINALS:
MEN= 1-100= 1

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO & BE IN FULL & COMPLETE COMPLIANCE WITH LOS ANGELES COUNTY STANDARDS, REGULATIONS, ORDINANCES, AND ADOPTED CODES.
2. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE PROJECT SITE PRIOR TO BID SUBMITTAL AND START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY SPARANO + MOONEY ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATIONS.
3. CONTRACTOR IS TO NOTIFY SPARANO + MOONEY ARCHITECTURE IF IT IS DETERMINED THAT THERE ARE CONFLICTS THAT PREVENT THE EXECUTION OF THE CONSTRUCTION DOCUMENTS AS DRAWN.
4. IF CONTRADICTIONS ARE FOUND WITHIN THE DESIGN, THE CONTRACTOR SHALL BID THE MORE EXPENSIVE OPTION AND SUBMIT THIS FINDING TO THE ARCHITECT AS PART OF THE BID FOR REVIEW.
5. THE CONTRACTOR SHALL IDENTIFY CRITICAL DUE DATES FOR OWNER SELECTIONS TO BE PURCHASED AND INSTALLED BY THE CONTRACTOR.
6. CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION INCLUDING WITHOUT LIMITATION IN ACCORDANCE WITH THE CODES & REGULATIONS OF GOVERNING AGENCY.
7. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS OF THE FLOOR PLANS ARE SHOWN TO FACE OF STUD AND OUTSIDE OF FOUNDATION SILL UNLESS NOTED OTHERWISE.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & COMPLY WITH SAMPLE SUBMITTAL REQUIREMENTS AS REQUIRED BY SPECIFICATIONS.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT THEIR OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
10. CONTRACTOR SHALL CHECK & VERIFY SIZE & LOCATION OF DUCT OPENINGS & PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE POURING CONCRETE SLAB OR FRAMING SAID OPENINGS. DUCT OPENINGS IN FIRE RATED WALLS SHALL HAVE FIRE DAMPERS. SEAL BETWEEN DUCTS & PARTITION WHERE REQUIRED.
11. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK. SPARANO + MOONEY ARCHITECTURE SHALL APPROVE LOCATION PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS AN ALL OTHER ITEM REQUIRING THE SAME.
13. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OWNER PURCHASED APPLIANCES AND EQUIPMENT WITH ADJACENT, ASSOCIATED WORK SUCH AS BUT NOT LIMITED TO CABINETRY, FRAMING, LIGHTING, AND WASTE AND DRAINAGE PIPING.
14. FIRE RESISTANT CONSTRUCTION REQUIREMENTS SHALL BE ADHERED TO. OCCUPANCY SEPARATIONS & OPENINGS IN SEPARATION SHALL CONFORM TO APPLICABLE CODES (SEE COVER SHEET).
15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION SHALL BE FULLY TEMPERED.
16. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED PANELS WITHIN 18" OF THE FLOOR, SHALL BE TEMPERED GLASS OR OTHER BUILDING CODE ACCEPTED SAFETY GLASS.
17. PROVIDE FLASHING AND COUNTER FLASHING AT ALL EXTERIOR OPENINGS THAT ARE EXPOSED TO THE WEATHER AND ALL VALLEY'S RIDGES, AND JUNCTIONS BETWEEN EXPOSED HORIZONTAL AND VERTICAL SURFACES.
18. ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
19. ALL EXCAVATION AND GRADING WORK SHALL COMPLY WITH THE BUILDING CODE.
20. SWINGING DOORS AND WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
21. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF LIGHT FIXTURES BEFORE FRAMING CEILINGS.
22. PROVIDE SHOP DRAWINGS AS REQUIRED BY SPECIFICATIONS ON THIS SHEET.
23. CLEAN UP JOBSITE, REMOVE DEBRIS & TRASH ON DAILY BASIS.
24. MAINTAIN AN ORDERLY, CLEAN, SAFE AND EFFICIENT JOBSITE AT ALL TIMES.
25. AT COMPLETION OF JOB, CONTRACTOR SHALL PROVIDE FINAL CLEANING FOR ALL NEW AND ANY EXISTING FINISHES EFFECTED BY THE WORK.

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KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

CODE ANALYSIS AND
GENERAL NOTES

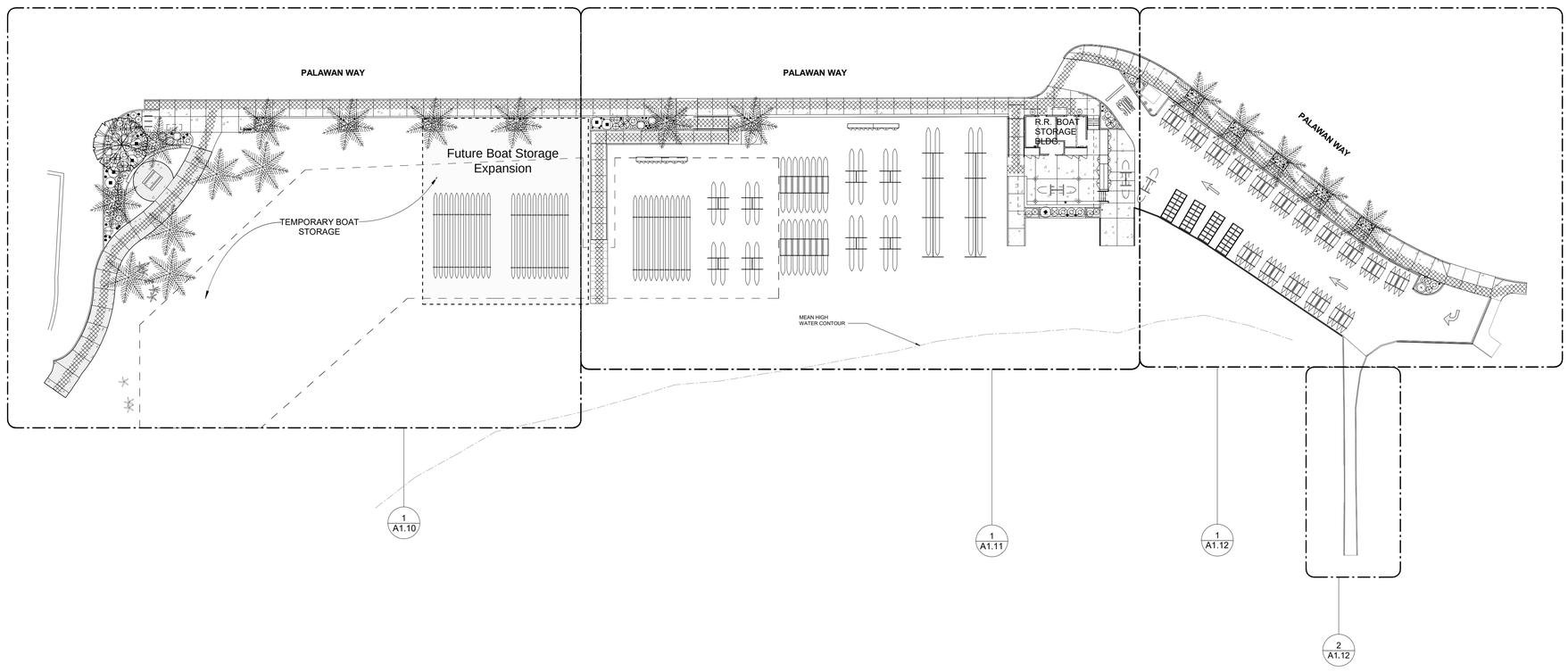
SCALE		SHEET NO.
JOB NO.	19-22	G0.30
ISSUE	100% CD	
DATE	18.NOV.24	

GENERAL NOTES

1. CONTRACTOR TO INSURE UNIFORMITY OF ADA ACCESSIBLE PATH AND VERIFY ALL CROSS SLOPES ARE IN COMPLIANCE WITH APPLICABLE CODES. 48" MINIMUM WIDTH WALKWAY, 5% MAX. SLOPE IN DIRECTION OF TRAVEL, 2% MAX. CROSS-SLOPE PER SECTION 11B-406.3 AND 11B--3.3.5. SEE THIS SHEET FOR ADA PATH OF TRAVEL.
2. PRIOR TO ANY DIGGING, EXCAVATION, OR ANY DESTRUCTIVE SITE WORK, CONTACT APPROPRIATE UTILITY AGENCIES TO IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
3. ALL EXCAVATION AND GRADING WORK SHALL COMPLY WITH THE CURRENT BUILDING CODE.
4. OBTAIN APPROVAL FROM OWNER FOR ALL DUMPSTER LOCATIONS. CLEAN UP JOBSITE ON DAILY BASIS, ALL DEBRIS & TRASH MUST BE PLACED IN DUMPSTER ON DAILY BASIS. MAINTAIN AN ORDERLY, CLEAN, SAFE AND EFFICIENT JOBSITE AT ALL TIMES.
6. CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND PROJECTION BEYOND THE PROPERTY LINES SHALL COMPLY WITH COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 32.
7. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.
8. TEMPORARY SIGNAGE 7 DAYS OR LESS, SHALL NOT BE REQUIRED TO COMPLY WITH 11B-216 SIGNS.

GRAPHIC LEGEND

- MEAN HIGH WATER CONTOUR
- (N) CONCRETE SURFACE
- (N) 48" MIN. WIDTH ADA PATH OF TRAVEL
- (N) INTEGRAL COLOR CONCRETE 'C1'
  MANUFACTURER: TRADEMARK
  COLOR: PALOMINO INTEGRAL COLOR
  NOTE: 3/8" 75% INYO BRONZE FINISH



1 PLOT PLAN
1" = 30'-0"

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PLOT PLAN

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	G0.50
ISSUE	100% CD	
DATE	18.NOV.24	

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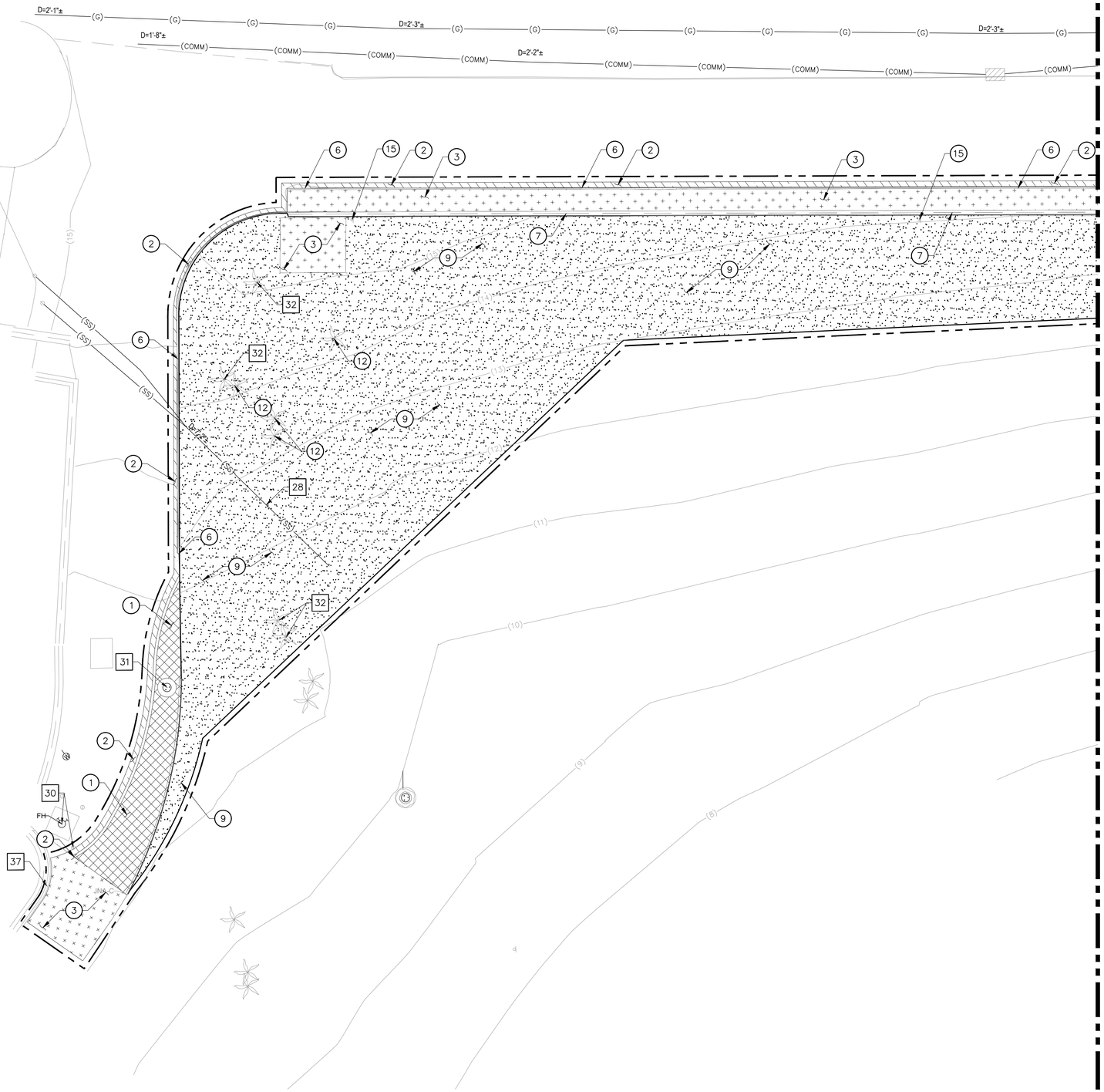

REMOVAL NOTES:

1. REMOVE EXISTING AC PAVEMENT AND BASE MATERIAL, FULL DEPTH.
2. SAWCUT AND REMOVE 1' OF EXISTING AC PAVEMENT ADJACENT TO NEW CURB INSTALLATION. REPLACE PER NOTE 5 ON SHEET C2.00
3. REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
6. REMOVE EXISTING CURB, FULL DEPTH.
7. REMOVE EXISTING CURB WALL AND FOOTINGS IN ITS ENTIRETY.
9. REMOVE AND/OR REGRADE SAND AREA AS NEEDED TO INSTALL NEW IMPROVEMENTS.
12. REMOVE EXISTING TREES AND ROOT BALL.
15. REMOVE AND RELOCATE SIGN SEE SHEET C2.00 FOR NEW LOCATION.

PROTECT IN PLACE NOTES:

28. PROTECT IN PLACE EXISTING SEWER LINE.
30. PROTECT IN PLACE EXISTING BOLLARDS AND HYDRANT.
31. PROTECT IN PLACE EXISTING SEWER MANHOLE. ADJUST TO NEW GRADE.
32. PROTECT IN PLACE EXISTING TREE.
37. PROTECT IN PLACE SEAT WALL AND CURB.

LEGEND

- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL
- REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER
- REMOVE EXISTING ASPHALT PAVEMENT AND BASE MATERIAL
- REMOVE/REGRADE SAND AREA
- LIMIT OF WORK

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTES ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
5. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
7. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
8. ANY GROUND-DISTURBING ACTIVITIES NEEDS TO BE MONITORED BY AN ARCHAEOLOGICAL AND/OR NATIVE AMERICAN MONITOR TO MEET THE REQUIREMENTS OF ASSEMBLY BILL (AB) 52 AND SECTION 21082.3.2(B)(1) OF THE CALIFORNIA PUBLIC RESOURCES CODE. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO ANY GROUND-DISTURBING ACTIVITIES SO A MONITOR CAN BE ASSIGNED.

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STATE OF CALIFORNIA

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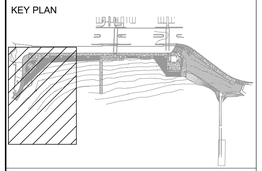

REVISION SCHEDULE

NO	DATE	DESCRIPTION

DEMOLITION PLAN

SCALE	1" = 10'-0"
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
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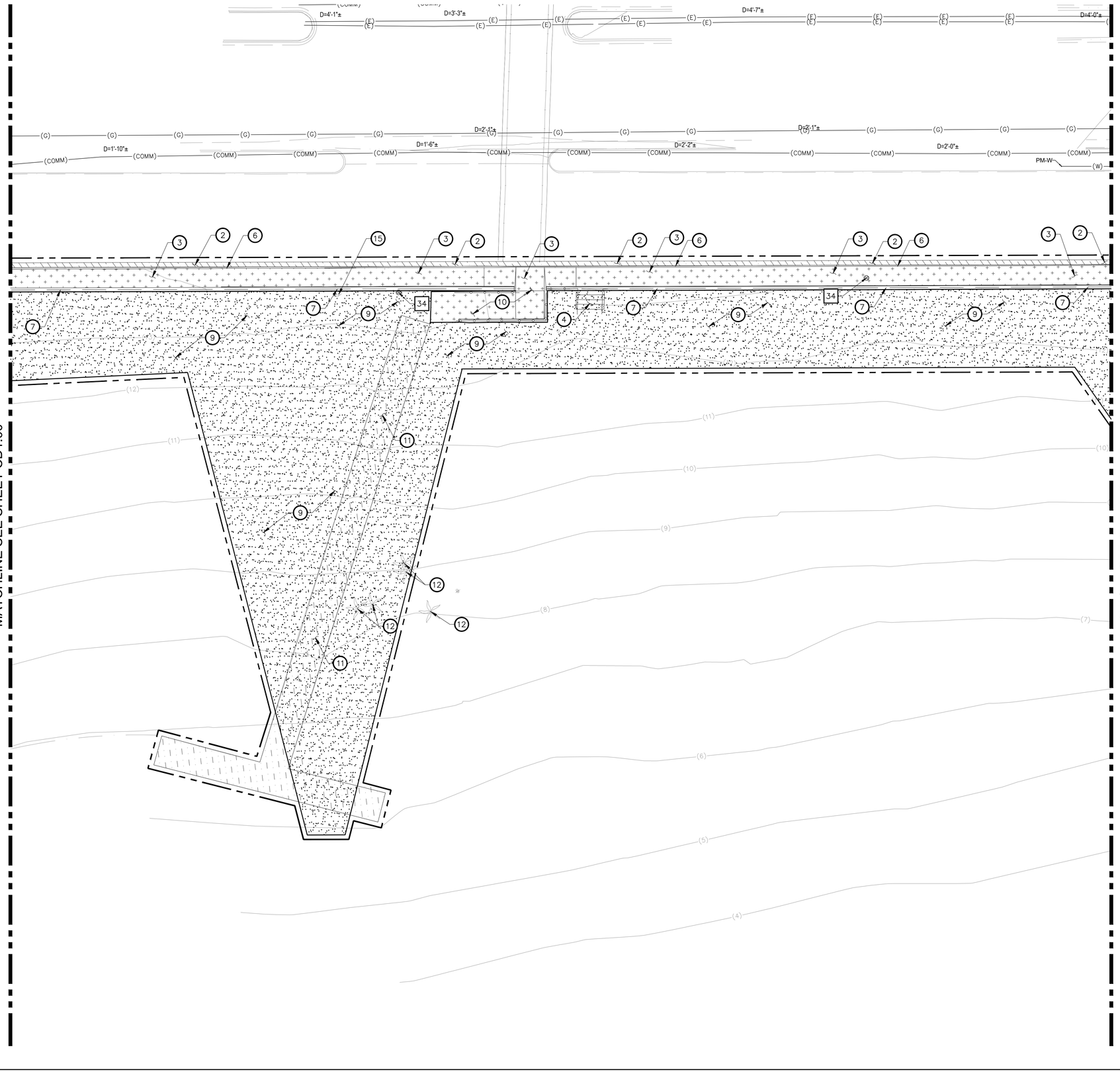

REMOVAL NOTES:

(2) SAWCUT AND REMOVE 1' OF EXISTING AC PAVEMENT ADJACENT TO NEW CURB INSTALLATION. REPLACE PER NOTE 5 ON SHEET C2.00

(3) REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.

(4) REMOVE EXISTING STEPS/STAIRS, FOOTINGS AND HANDRAILS IN ITS ENTIRETY.

(6) REMOVE EXISTING CURB, FULL DEPTH.

(7) REMOVE EXISTING CURB WALL AND FOOTINGS IN ITS ENTIRETY.

(9) REMOVE AND/OR REGRADE SAND AREA AS NEEDED TO INSTALL NEW IMPROVEMENTS.

(10) REMOVE EXISTING RAMP, FOOTING AND HANDRAILS IN ITS ENTIRETY.

(11) REMOVE EXISTING BEACH ACCESS MAT AND RETURN TO DEPARTMENT OF BEACHES AND HARBORS.

(12) REMOVE EXISTING TREES AND ROOT BALL.

(15) REMOVE AND RELOCATE SIGN SEE SHEET C2.01 FOR NEW LOCATION.

PROTECT IN PLACE NOTES:

[34] PROTECT IN PLACE EXISTING SEWER CLEANOUT AND ADJUST TO NEW GRADE.

LEGEND

- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL
- REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- REMOVE/REGRADE SAND AREA
- REMOVE EXISTING BEACH ACCESS MAT AND RETURN TO DEPARTMENT OF BEACHES AND HARBORS
- LIMIT OF WORK

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTES ON THE PLAN.
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7. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
8. ANY GROUND-DISTURBING ACTIVITIES NEEDS TO BE MONITORED BY AN ARCHAEOLOGICAL AND/OR NATIVE AMERICAN MONITOR TO MEET THE REQUIREMENTS OF ASSEMBLY BILL (AB) 52 AND SECTION 21082.3.2(B)(1) OF THE CALIFORNIA PUBLIC RESOURCES CODE. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO ANY GROUND-DISTURBING ACTIVITIES SO A MONITOR CAN BE ASSIGNED.

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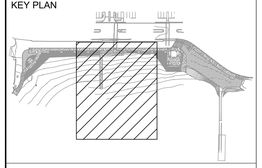

REVISION SCHEDULE

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DEMOLITION PLAN

SCALE	1" = 10'-0"
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ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
CD1.01

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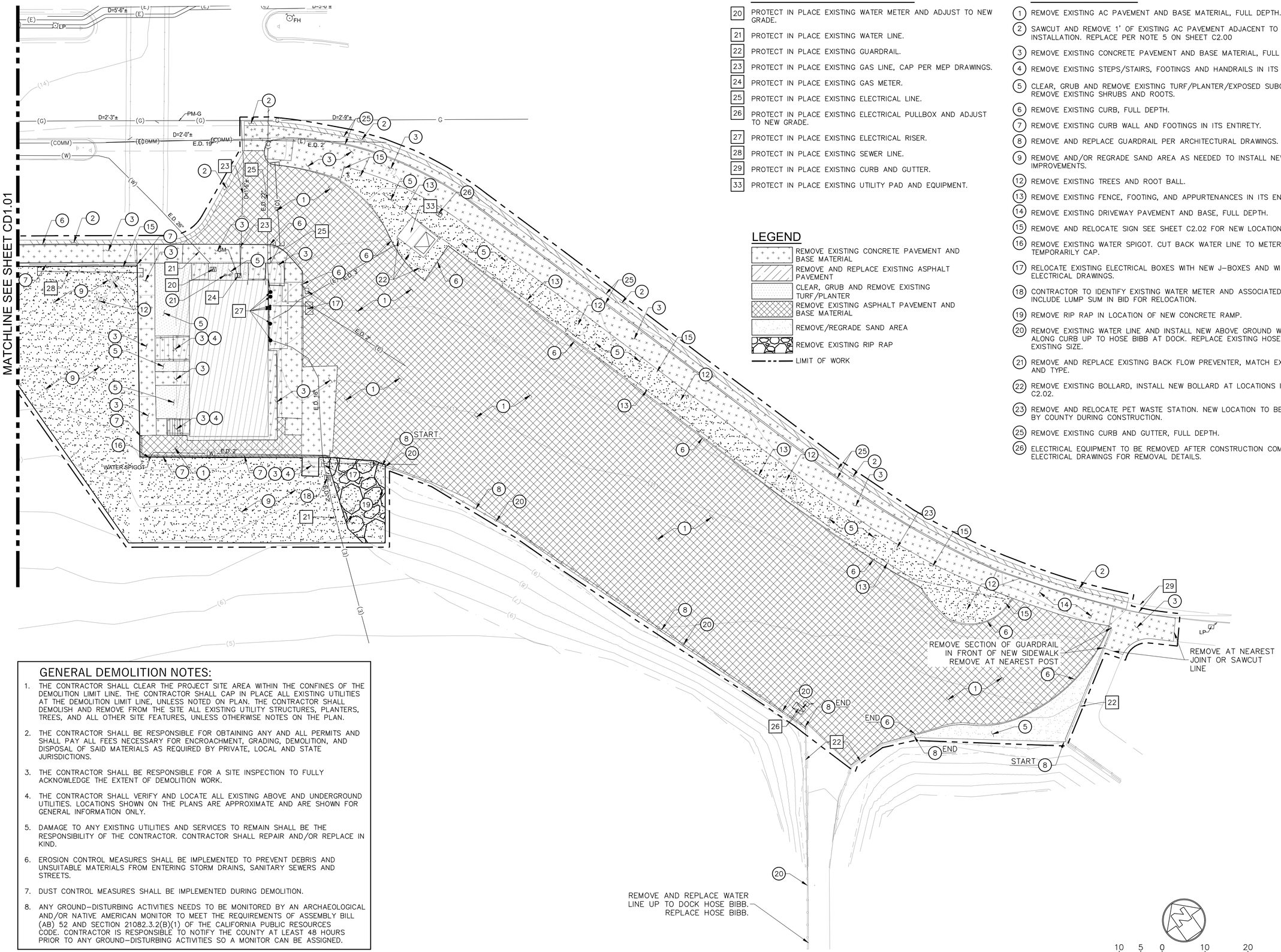

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTES ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
5. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
7. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
8. ANY GROUND-DISTURBING ACTIVITIES NEEDS TO BE MONITORED BY AN ARCHAEOLOGICAL AND/OR NATIVE AMERICAN MONITOR TO MEET THE REQUIREMENTS OF ASSEMBLY BILL (AB) 52 AND SECTION 21082.3.2(B)(1) OF THE CALIFORNIA PUBLIC RESOURCES CODE. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO ANY GROUND-DISTURBING ACTIVITIES SO A MONITOR CAN BE ASSIGNED.

PROTECT IN PLACE NOTES:

20 PROTECT IN PLACE EXISTING WATER METER AND ADJUST TO NEW GRADE.
21 PROTECT IN PLACE EXISTING WATER LINE.
22 PROTECT IN PLACE EXISTING GUARDRAIL.
23 PROTECT IN PLACE EXISTING GAS LINE, CAP PER MEP DRAWINGS.
24 PROTECT IN PLACE EXISTING GAS METER.
25 PROTECT IN PLACE EXISTING ELECTRICAL LINE.
26 PROTECT IN PLACE EXISTING ELECTRICAL PULLBOX AND ADJUST TO NEW GRADE.
27 PROTECT IN PLACE EXISTING ELECTRICAL RISER.
28 PROTECT IN PLACE EXISTING SEWER LINE.
29 PROTECT IN PLACE EXISTING CURB AND GUTTER.
33 PROTECT IN PLACE EXISTING UTILITY PAD AND EQUIPMENT.

LEGEND

- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL
- REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER
- REMOVE EXISTING ASPHALT PAVEMENT AND BASE MATERIAL
- REMOVE/REGRADE SAND AREA
- REMOVE EXISTING RIP RAP
- LIMIT OF WORK

REMOVAL NOTES:

1 REMOVE EXISTING AC PAVEMENT AND BASE MATERIAL, FULL DEPTH.
2 SAWCUT AND REMOVE 1' OF EXISTING AC PAVEMENT ADJACENT TO NEW CURB INSTALLATION. REPLACE PER NOTE 5 ON SHEET C2.00
3 REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
4 REMOVE EXISTING STEPS/STAIRS, FOOTINGS AND HANDRAILS IN ITS ENTIRETY.
5 CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS.
6 REMOVE EXISTING CURB, FULL DEPTH.
7 REMOVE EXISTING CURB WALL AND FOOTINGS IN ITS ENTIRETY.
8 REMOVE AND REPLACE GUARDRAIL PER ARCHITECTURAL DRAWINGS.
9 REMOVE AND/OR REGRADE SAND AREA AS NEEDED TO INSTALL NEW IMPROVEMENTS.
12 REMOVE EXISTING TREES AND ROOT BALL.
13 REMOVE EXISTING FENCE, FOOTING, AND APPURTENANCES IN ITS ENTIRETY
14 REMOVE EXISTING DRIVEWAY PAVEMENT AND BASE, FULL DEPTH.
15 REMOVE AND RELOCATE SIGN SEE SHEET C2.02 FOR NEW LOCATION.
16 REMOVE EXISTING WATER SPIGOT. CUT BACK WATER LINE TO METER AND TEMPORARILY CAP.
17 RELOCATE EXISTING ELECTRICAL BOXES WITH NEW J-BOXES AND WIRING PER ELECTRICAL DRAWINGS.
18 CONTRACTOR TO IDENTIFY EXISTING WATER METER AND ASSOCIATED LINES. INCLUDE LUMP SUM IN BID FOR RELOCATION.
19 REMOVE RIP RAP IN LOCATION OF NEW CONCRETE RAMP.
20 REMOVE EXISTING WATER LINE AND INSTALL NEW ABOVE GROUND WATER LINE ALONG CURB UP TO HOSE BIBB AT DOCK. REPLACE EXISTING HOSE BIB. MATCH EXISTING SIZE.
21 REMOVE AND REPLACE EXISTING BACK FLOW PREVENTER, MATCH EXISTING SIZE AND TYPE.
22 REMOVE EXISTING BOLLARD, INSTALL NEW BOLLARD AT LOCATIONS INDICATED ON C2.02.
23 REMOVE AND RELOCATE PET WASTE STATION. NEW LOCATION TO BE PROVIDED BY COUNTY DURING CONSTRUCTION.
25 REMOVE EXISTING CURB AND GUTTER, FULL DEPTH.
26 ELECTRICAL EQUIPMENT TO BE REMOVED AFTER CONSTRUCTION COMPLETION. SEE ELECTRICAL DRAWINGS FOR REMOVAL DETAILS.

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Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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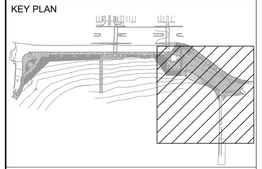
KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

DEMOLITION PLAN

SCALE	1" = 10'-0"
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
CD1.02

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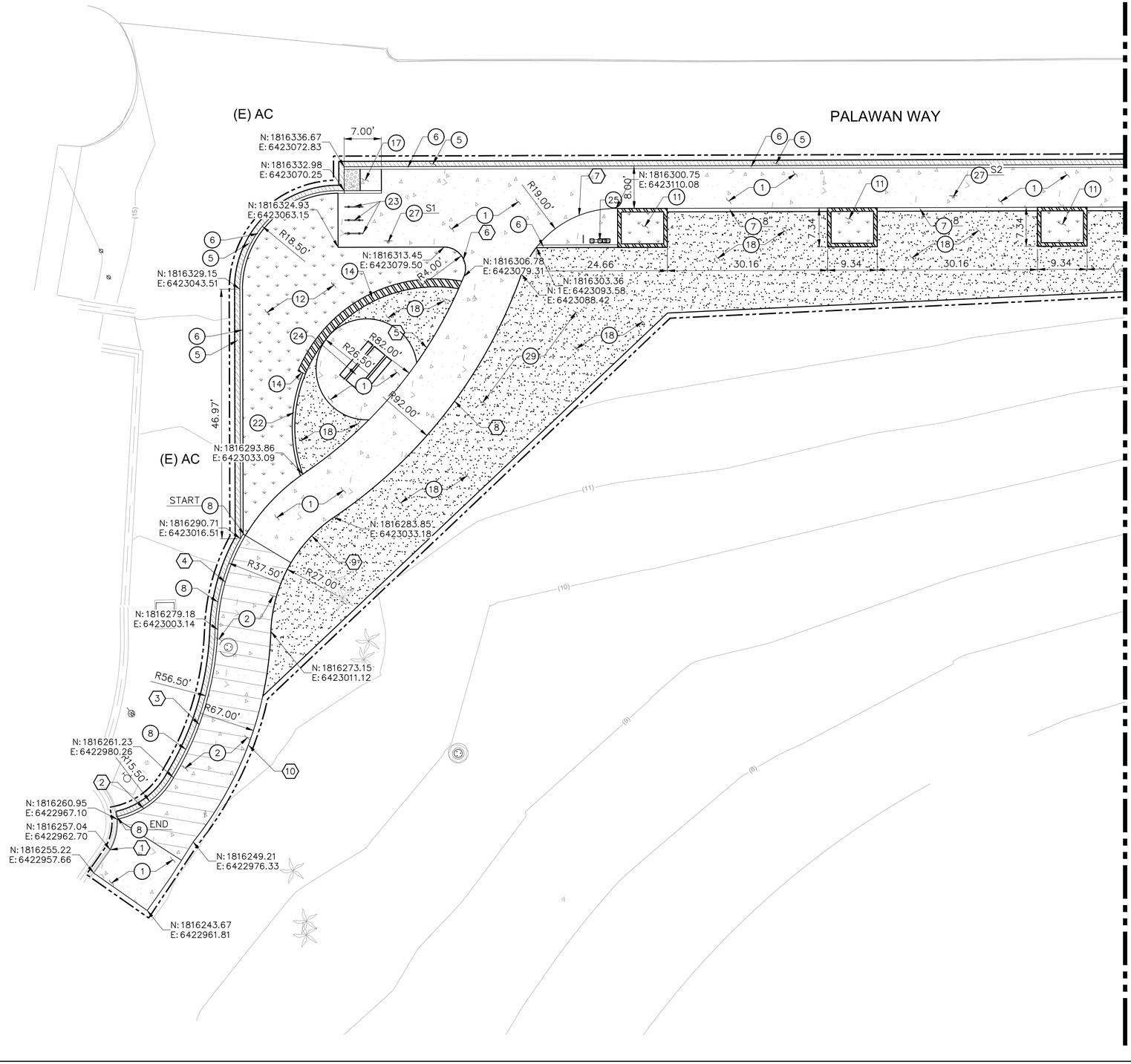


MATCHLINE SEE SHEET C2.01

CONSTRUCTION NOTES:

1. INSTALL LIGHT DUTY CONCRETE, 5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
2. INSTALL TRAFFIC RATED CONCRETE, 6.5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
5. CONSTRUCT 4" OR EXISTING THICKNESS+1" (WHICHEVER IS GREATER) C2–PG 64–10 ASPHALT OVER 8" 270–E–500 TRENCH BACKFILL SLURRY.
6. INSTALL 6" WIDE 6" CURB PER DETAIL 4 ON SHEET C5.00.
7. INSTALL VARIABLE HEIGHT CURB PER DETAIL 4 ON SHEET C5.00. WIDTH PER PLAN. SEE C3.00 FOR CURB HEIGHTS.
8. INSTALL 5" MOUNTABLE CURB PER DETAIL 5 ON SHEET C5.00.
11. PALM TREE PLANTER PLANTER BOX PER DETAIL 1 ON SHEET C5.02.
12. PLANTER AREA PER LANDSCAPE DRAWINGS.
14. SEAT WALL PER ARCHITECTURAL DRAWINGS.
17. RECONSTRUCT EXISTING CURB RAMP. PROVIDE TRUNCATED DOMES PER DETAIL 1 ON SHEET C5.01.
18. REGRADE SAND TO MEET NEW ELEVATIONS PROVIDED ON C3.00.
22. INSTALL MOWSTRIP PER DETAIL 4 ON SHEET C5.02.
23. BIKE RACKS PER ARCHITECTURAL AND LANDSCAPE DRAWINGS.
24. PICNIC TABLE PER ARCHITECTURAL AND LANDSCAPE DRAWINGS.
25. DRINKING FOUNTAIN AND PEDESTRIAN PROTECTION PER ARCHITECTURAL DRAWINGS.
27. RELOCATED SIGN PER DETAIL 1 ON SHEET C5.03.PROVIDE NEW POST AND FOOTING.
29. PROVIDE PALM TREES, LOCATION AND INSTALLATION PER LANDSCAPE DRAWINGS.

LEGEND

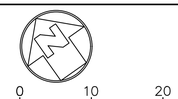
- CONCRETE PAVING
- PLANTER
- SAND AREA
- WALL/CURB WALL
- FENCE/GUARDRAIL
- LIMIT OF WORK

CURVE DATA TABLE

MARK	L	Δ	R	T	RADII COORD.
1	5.96	32°44'11"	10.43	3.064	N: 1816266.47 E: 6422958.24
2	13.57	48°36'16"	16.00	7.225	N: 1816275.67 E: 6422973.37
3	29.41	29°33'41"	57.00	15.039	N: 1816313.57 E: 6422957.69
4	34.91	54°04'00"	37.00	18.880	N: 1816256.86 E: 6423032.65
5	48.38	33°48'24"	82.00	24.919	N: 1816375.84 E: 6423035.09
6	7.84	112°17'20"	4.00	5.963	N: 1816310.15 E: 6423077.15
7	23.04	69°28'41"	19.00	13.175	N: 1816279.08 E: 6423099.08
8	58.77	36°35'39"	92.02	30.429	N: 1816375.84 E: 6423035.09
9	25.48	54°04'00"	27.00	13.777	N: 1816256.86 E: 6423032.65
10	42.96	36°44'30"	67.00	22.250	N: 1816313.57 E: 6422957.69

SHEET NOTES:

1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEET C100 & C101.
2. SEE ARCHITECTURAL DRAWINGS FOR OTHER SITE RELATED DIMENSIONS NOT SHOWN ON THIS DRAWING.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURFACE AND/OR UNDERGROUND UTILITIES IN CONFLICT WITH THE PROPOSED DEMOLITION AND DESIGN ITEMS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR CONSTRUCTION RELATED ISSUES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR TO VERIFY IN FIELD THE JOINING TO EXISTING ELEVATION AND THE CURRENT SITE CONDITION WITH THE DESIGN GRADES. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
5. TYPICAL SLOPES IN PATH OF TRAVEL SHALL BE A MAXIMUM OF 5% IN DIRECTION OF TRAVEL, EXCEPT WHERE RAMPS OCCUR, AND 2% MAXIMUM CROSS SLOPE.



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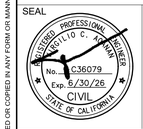

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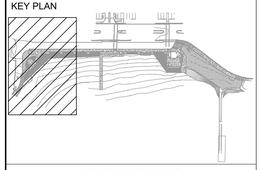

REVISION SCHEDULE

NO	DATE	DESCRIPTION

SITE PLAN

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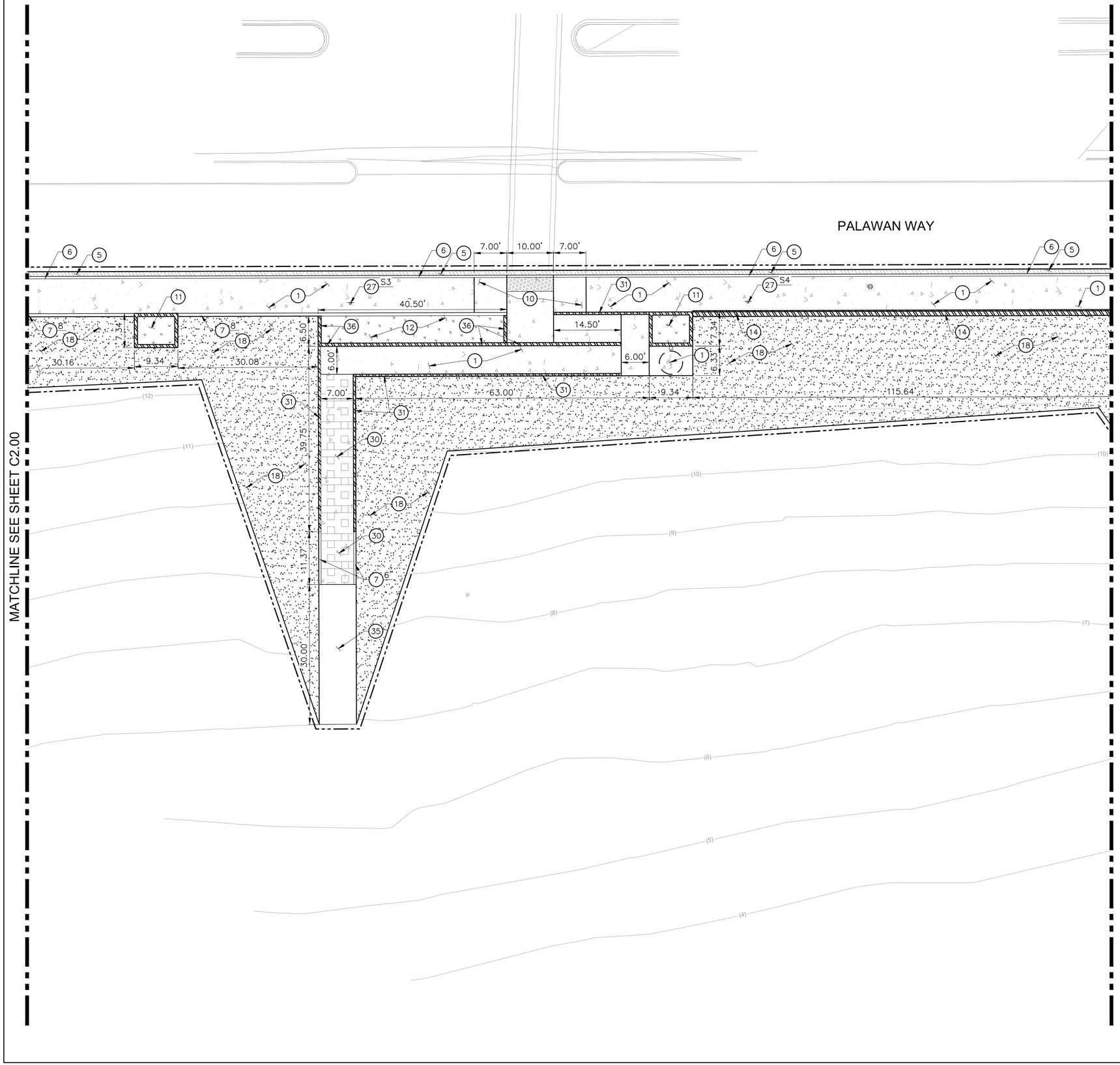

CONSTRUCTION NOTES:

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5. CONSTRUCT 4" OR EXISTING THICKNESS+1" (WHICHEVER IS GREATER) C2-PG 64-10 ASPHALT OVER 8" 270-E-500 TRENCH BACKFILL SLURRY.
6. INSTALL 6" WIDE 6" HEIGHT CURB PER DETAIL 4 ON SHEET C5.00.
7. INSTALL VARIABLE HEIGHT CURB PER DETAIL 4 ON SHEET C5.00. WIDTH PER PLAN. SEE C3.01 FOR CURB HEIGHTS.
10. INSTALL ADA RAMP PER SPPWC 111-5, SEE DETAIL 1 ON SHEET C5.01
11. PALM TREE PLANTER PLANTER BOX PER DETAIL 1 ON SHEET C5.02.
12. PLANTER AREA PER LANDSCAPE DRAWINGS.
13. CONCRETE STAIRS PER ARCHITECTURAL DRAWINGS.
14. SEAT WALL PER ARCHITECTURAL DRAWINGS.
15. CONCRETE ADA RAMP, WALLS, AND HANDRAILS PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
18. REGRADE SAND TO MEET NEW ELEVATIONS PROVIDED ON C3.01.
27. RELOCATED SIGN PER DETAIL 1 ON SHEET C5.03.PROVIDE NEW POST AND FOOTING.
30. INSTALL PERMEABLE CONCRETE BEACH ACCESS, PER DETAIL 1 ON SHEET C5.00.
31. LOW WALL PER DETAIL 6 ON SHEET C5.02.
35. PROVIDE NEW MOBI MAT PER ARCHITECTURAL DRAWINGS.
36. WALL AND FOOTING DETAILS PER STRUCTURAL PLAN. SEE C3.01 AND C3.20 FOR WALL HEIGHTS.

LEGEND:

- CONCRETE PAVING
- PLANTER
- SAND AREA
- PERMEABLE CONCRETE
- WALL/CURB WALL
- FENCE/GUARDRAIL
- LIMIT OF WORK

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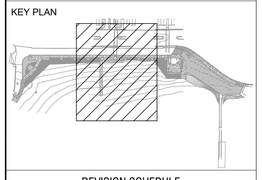

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SITE PLAN

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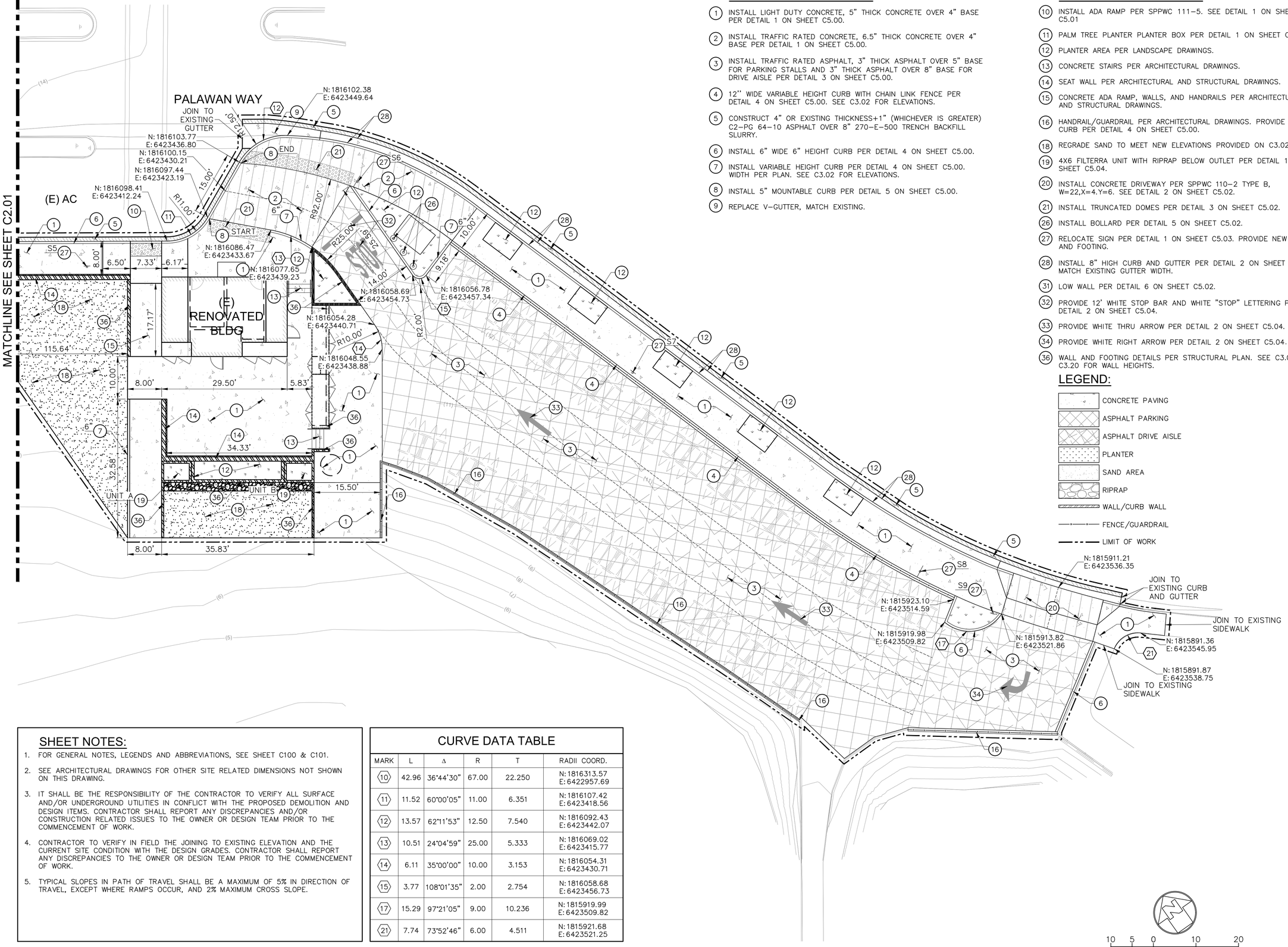

CONSTRUCTION NOTES:

1. INSTALL LIGHT DUTY CONCRETE, 5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
2. INSTALL TRAFFIC RATED CONCRETE, 6.5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
3. INSTALL TRAFFIC RATED ASPHALT, 3" THICK ASPHALT OVER 5" BASE FOR PARKING STALLS AND 3" THICK ASPHALT OVER 8" BASE FOR DRIVE AISLE PER DETAIL 3 ON SHEET C5.00.
4. 12" WIDE VARIABLE HEIGHT CURB WITH CHAIN LINK FENCE PER DETAIL 4 ON SHEET C5.00. SEE C3.02 FOR ELEVATIONS.
5. CONSTRUCT 4" OR EXISTING THICKNESS+1" (WHICHEVER IS GREATER) C2-PG 64-10 ASPHALT OVER 8" 270-E-500 TRENCH BACKFILL SLURRY.
6. INSTALL 6" WIDE 6" HEIGHT CURB PER DETAIL 4 ON SHEET C5.00.
7. INSTALL VARIABLE HEIGHT CURB PER DETAIL 4 ON SHEET C5.00. WIDTH PER PLAN. SEE C3.02 FOR ELEVATIONS.
8. INSTALL 5" MOUNTABLE CURB PER DETAIL 5 ON SHEET C5.00.
9. REPLACE V-GUTTER, MATCH EXISTING.

CONSTRUCTION NOTES:

10. INSTALL ADA RAMP PER SPPWC 111-5. SEE DETAIL 1 ON SHEET C5.01
11. PALM TREE PLANTER PLANTER BOX PER DETAIL 1 ON SHEET C5.02.
12. PLANTER AREA PER LANDSCAPE DRAWINGS.
13. CONCRETE STAIRS PER ARCHITECTURAL DRAWINGS.
14. SEAT WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
15. CONCRETE ADA RAMP, WALLS, AND HANDRAILS PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
16. HANDRAIL/GUARDRAIL PER ARCHITECTURAL DRAWINGS. PROVIDE 6" CURB PER DETAIL 4 ON SHEET C5.00.
18. REGRADE SAND TO MEET NEW ELEVATIONS PROVIDED ON C3.02.
19. 4X6 FILTERRA UNIT WITH RIPRAP BELOW OUTLET PER DETAIL 1 ON SHEET C5.04.
20. INSTALL CONCRETE DRIVEWAY PER SPPWC 110-2 TYPE B, W=22,X=4.Y=6. SEE DETAIL 2 ON SHEET C5.02.
21. INSTALL TRUNCATED DOMES PER DETAIL 3 ON SHEET C5.02.
26. INSTALL BOLLARD PER DETAIL 5 ON SHEET C5.02.
27. RELOCATE SIGN PER DETAIL 1 ON SHEET C5.03. PROVIDE NEW POST AND FOOTING.
28. INSTALL 8" HIGH CURB AND GUTTER PER DETAIL 2 ON SHEET C5.03. MATCH EXISTING GUTTER WIDTH.
31. LOW WALL PER DETAIL 6 ON SHEET C5.02.
32. PROVIDE 12' WHITE STOP BAR AND WHITE "STOP" LETTERING PER DETAIL 2 ON SHEET C5.04.
33. PROVIDE WHITE THRU ARROW PER DETAIL 2 ON SHEET C5.04.
34. PROVIDE WHITE RIGHT ARROW PER DETAIL 2 ON SHEET C5.04.
36. WALL AND FOOTING DETAILS PER STRUCTURAL PLAN. SEE C3.02 AND C3.20 FOR WALL HEIGHTS.

LEGEND:

- CONCRETE PAVING
- ASPHALT PARKING
- ASPHALT DRIVE AISLE
- PLANTER
- SAND AREA
- RIPRAP
- WALL/CURB WALL
- FENCE/GUARDRAIL
- LIMIT OF WORK

SHEET NOTES:

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5. TYPICAL SLOPES IN PATH OF TRAVEL SHALL BE A MAXIMUM OF 5% IN DIRECTION OF TRAVEL, EXCEPT WHERE RAMPS OCCUR, AND 2% MAXIMUM CROSS SLOPE.

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10	42.96	36°44'30"	67.00	22.250	N: 1816313.57 E: 6422957.69
11	11.52	60°00'05"	11.00	6.351	N: 1816107.42 E: 6423418.56
12	13.57	62°11'53"	12.50	7.540	N: 1816092.43 E: 6423442.07
13	10.51	24°04'59"	25.00	5.333	N: 1816069.02 E: 6423415.77
14	6.11	35°00'00"	10.00	3.153	N: 1816054.31 E: 6423430.71
15	3.77	108°01'35"	2.00	2.754	N: 1816058.68 E: 6423456.73
17	15.29	97°21'05"	9.00	10.236	N: 1815919.99 E: 6423509.82
21	7.74	73°52'46"	6.00	4.511	N: 1815921.68 E: 6423521.25

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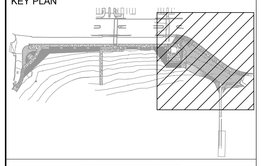

REVISION SCHEDULE

NO	DATE	DESCRIPTION

SITE PLAN

SCALE	1" = 10'-0"	SHEET NO. C2.02
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ISSUE	100% CD	
DATE	18.NOV.24	

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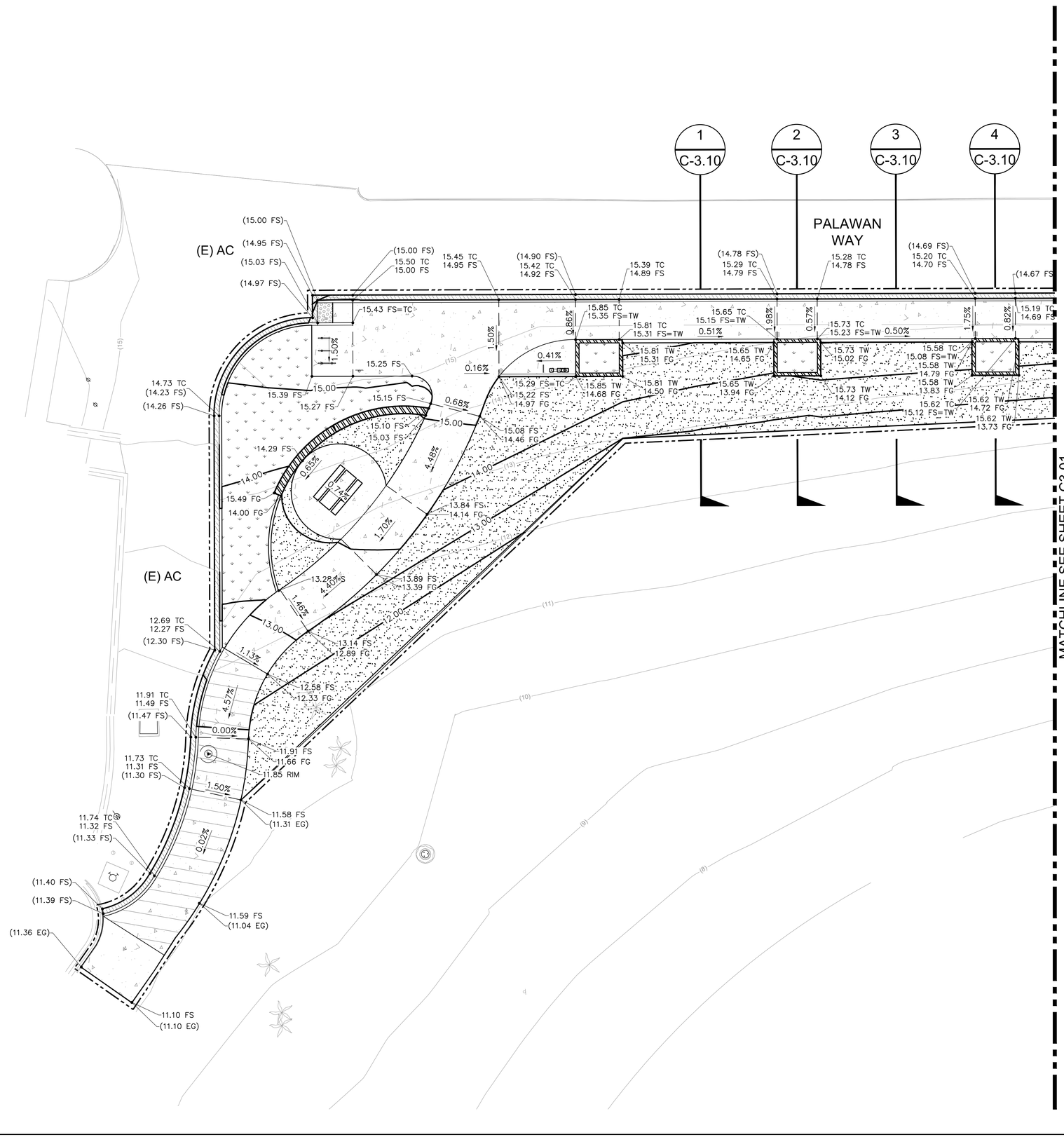

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LEGEND

- GRADE BREAK
- FLOW LINE
- (00) EXISTING CONTOUR
- 00.00 NEW CONTOUR
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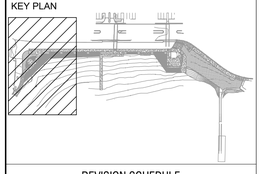

REVISION SCHEDULE

NO	DATE	DESCRIPTION

GRADING PLAN

SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	C3.00
ISSUE	100% CD	
DATE	18.NOV.24	

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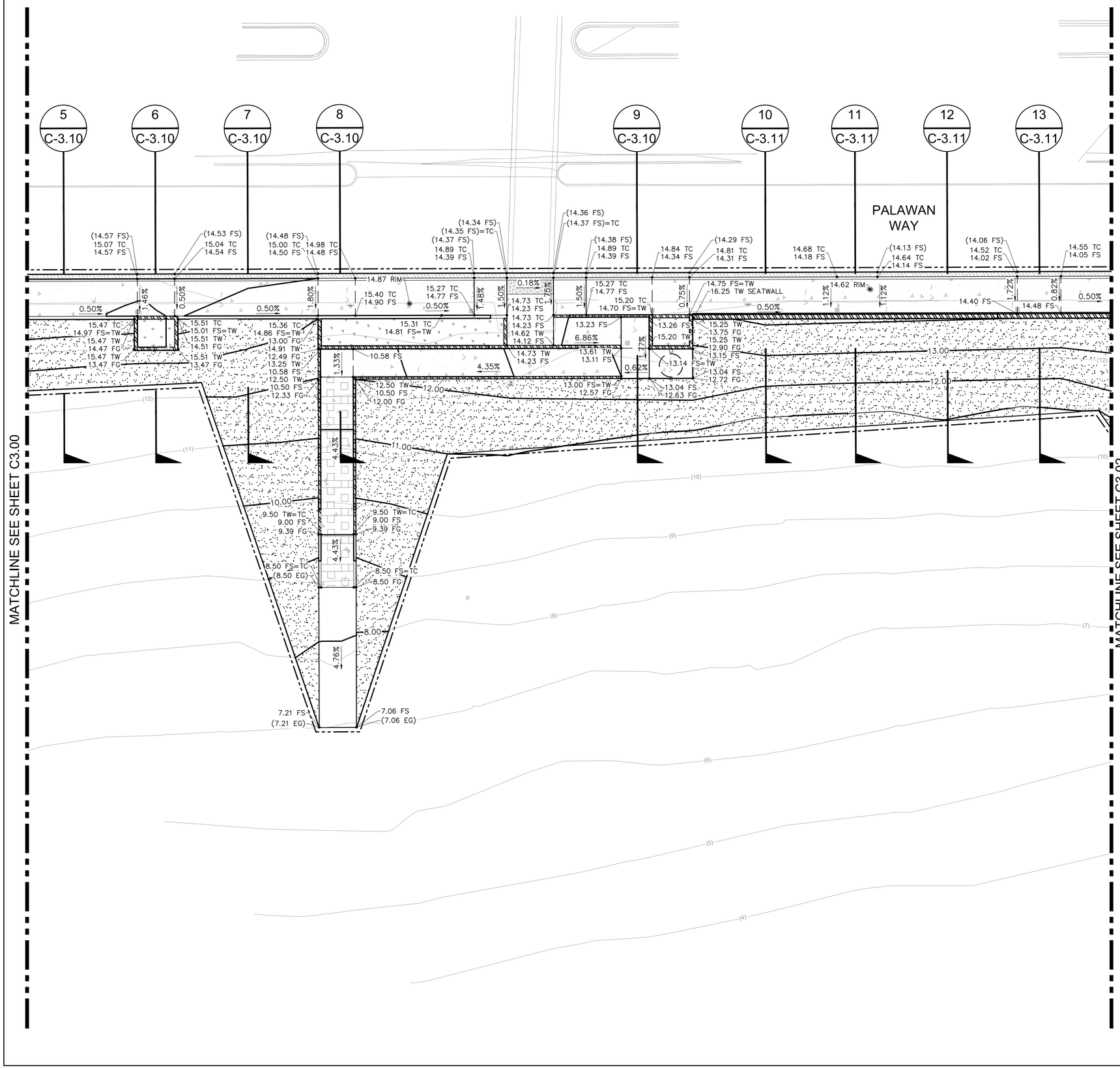

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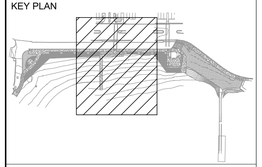

REVISION SCHEDULE

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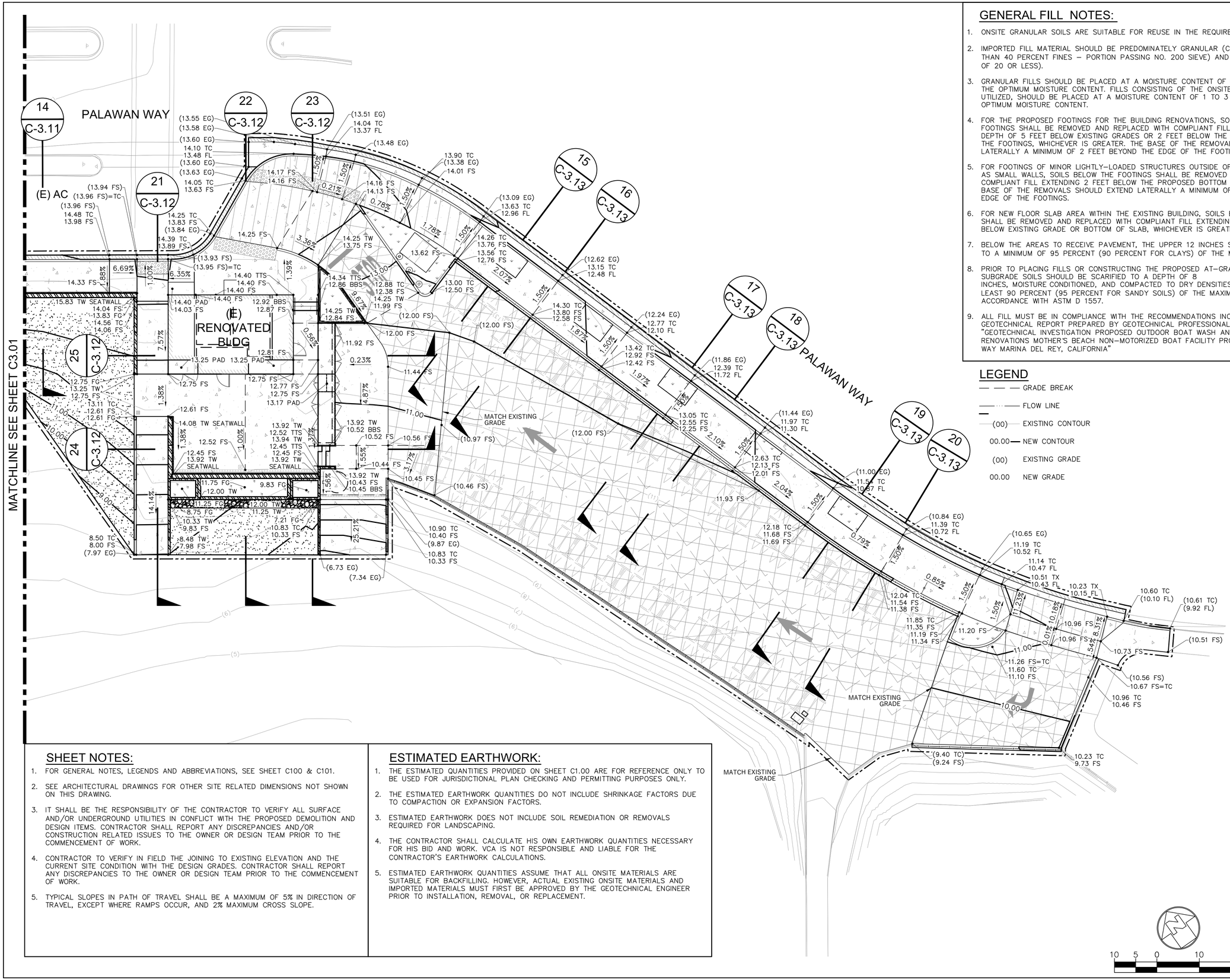

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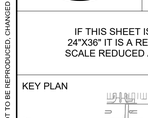

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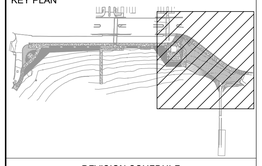

REVISION SCHEDULE

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ISSUE	100% CD	
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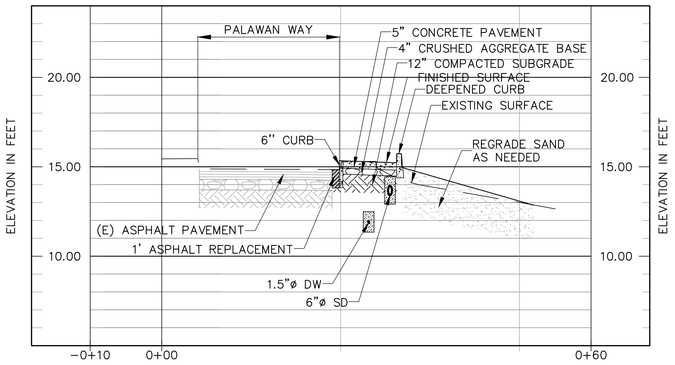
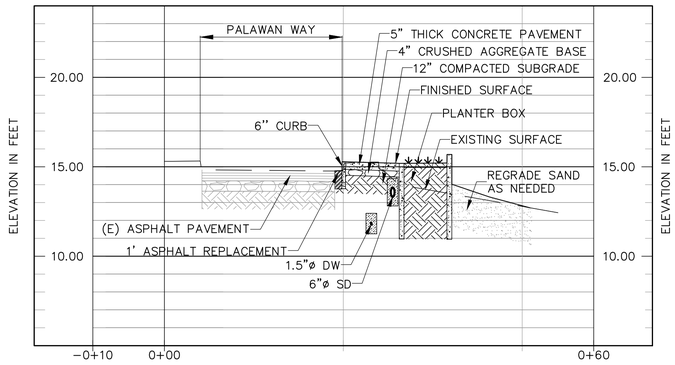


GRADING SECTION 1 (C-3.00)
SCALE HOR 1"=10' VER 1"=4'



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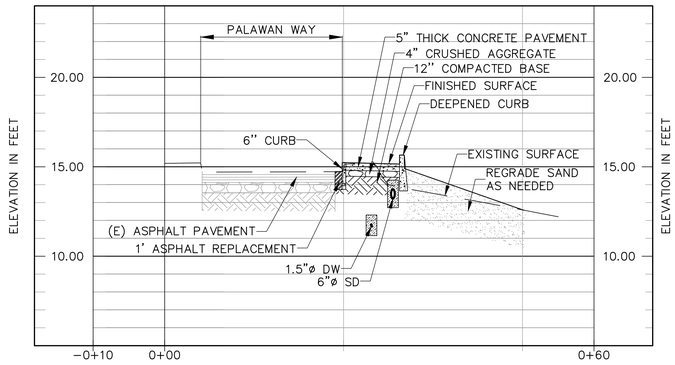

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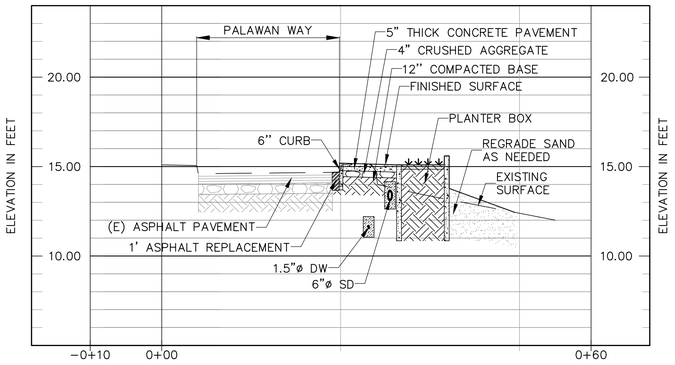

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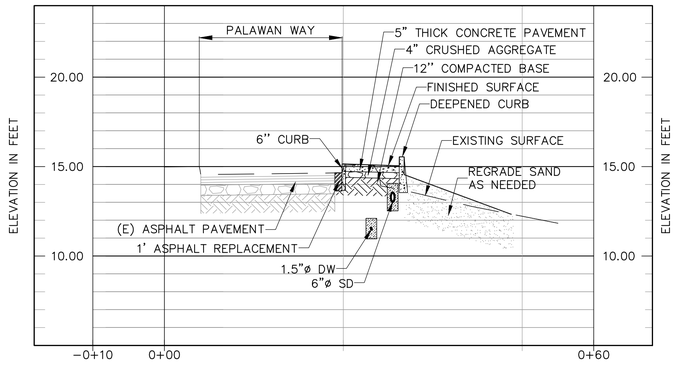

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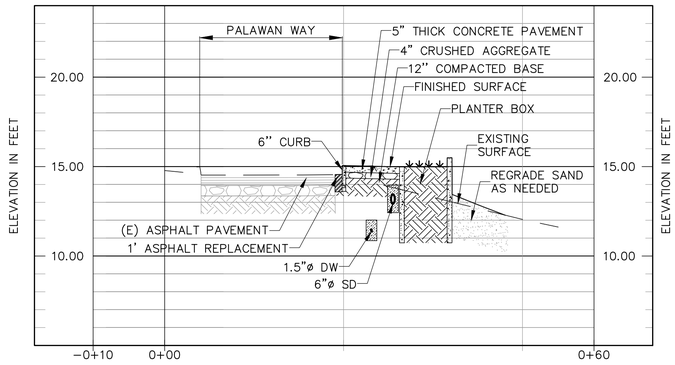

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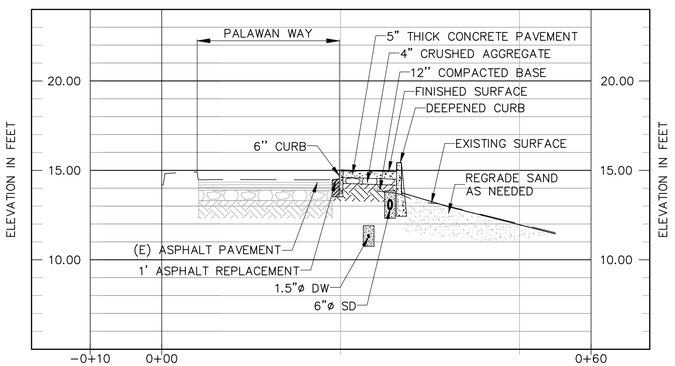

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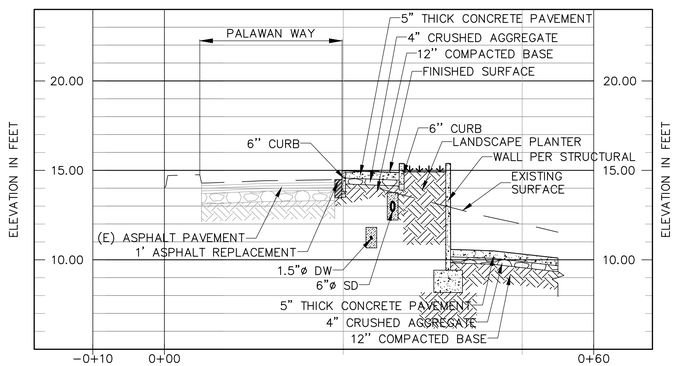
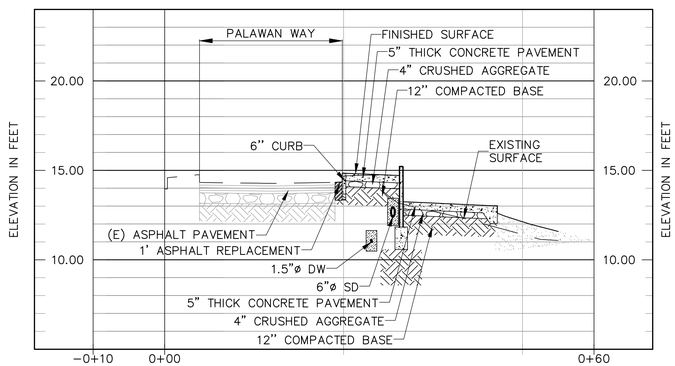


GRADING SECTION 8 (C-3.01)
SCALE HOR 1"=10' VER 1"=4'



GRADING SECTION 9 (C-3.01)
SCALE HOR 1"=10' VER 1"=4'

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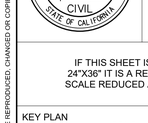

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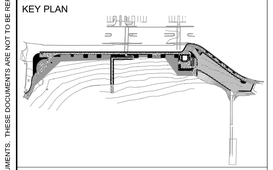


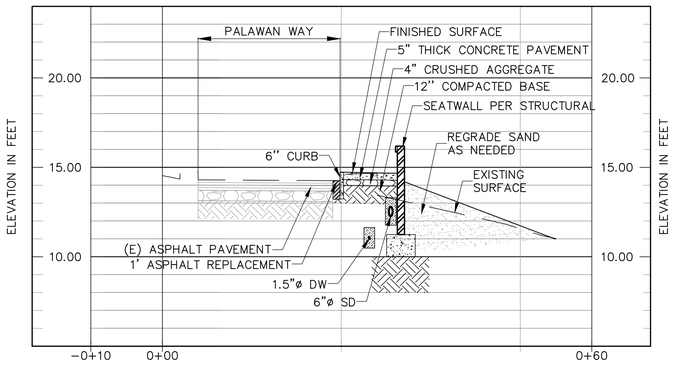
REVISION SCHEDULE

NO	DATE	DESCRIPTION

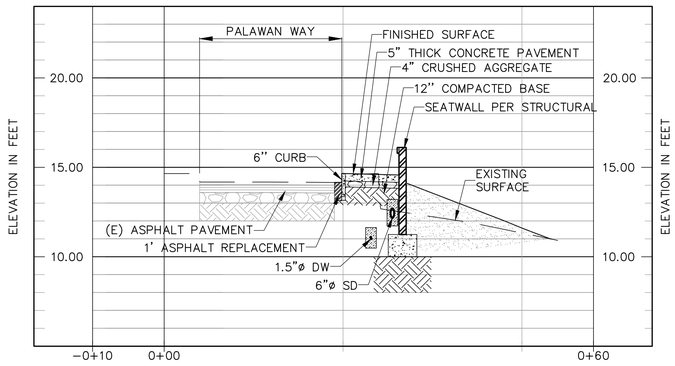
GRADING SECTIONS

SCALE	1" = 10'-0"
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

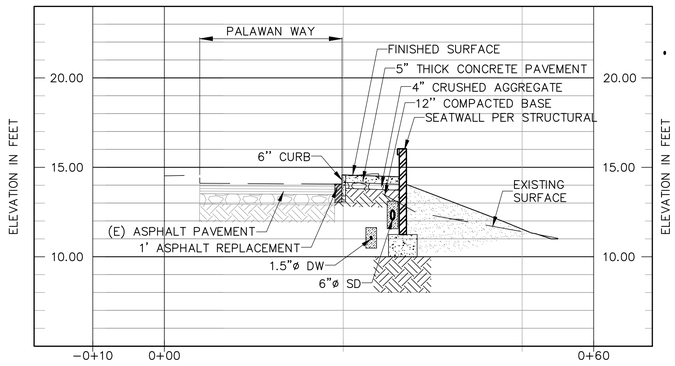
SHEET NO.
C3.10



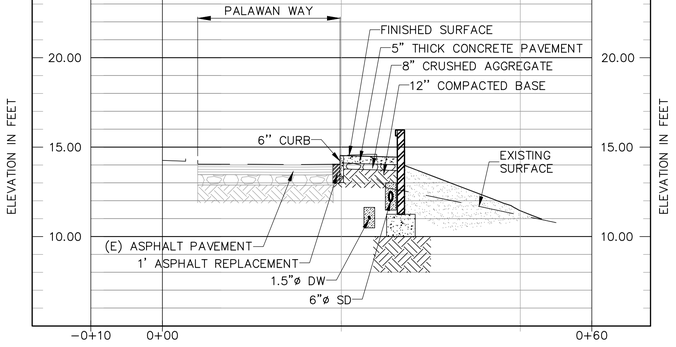
GRADING SECTION 10
SCALE HOR 1"=10' VER 1"=4' C-3.01



GRADING SECTION 11
SCALE HOR 1"=10' VER 1"=4' C-3.01



GRADING SECTION 12
SCALE HOR 1"=10' VER 1"=4' C-3.01



GRADING SECTION 13
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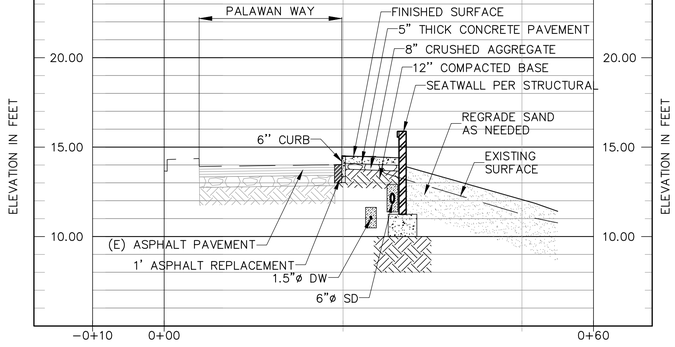

GRADING SECTION 14
SCALE HOR 1"=10' VER 1"=4' C-3.02

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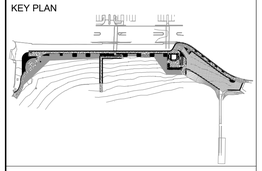

REVISION SCHEDULE

NO	DATE	DESCRIPTION

GRADING SECTIONS

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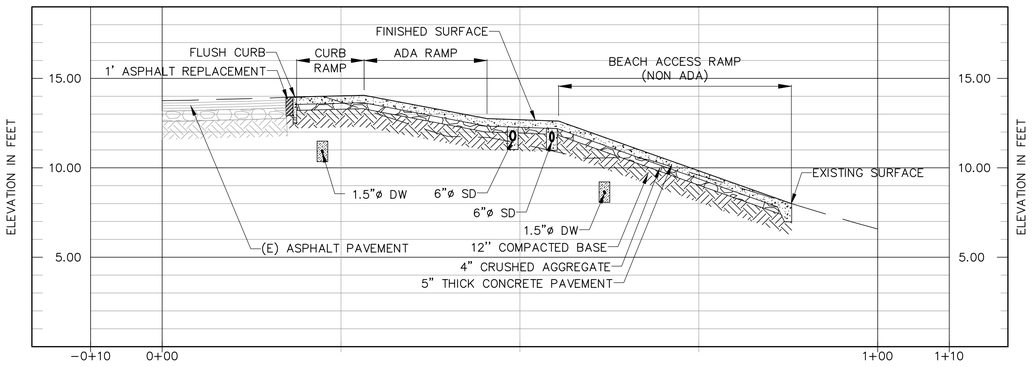
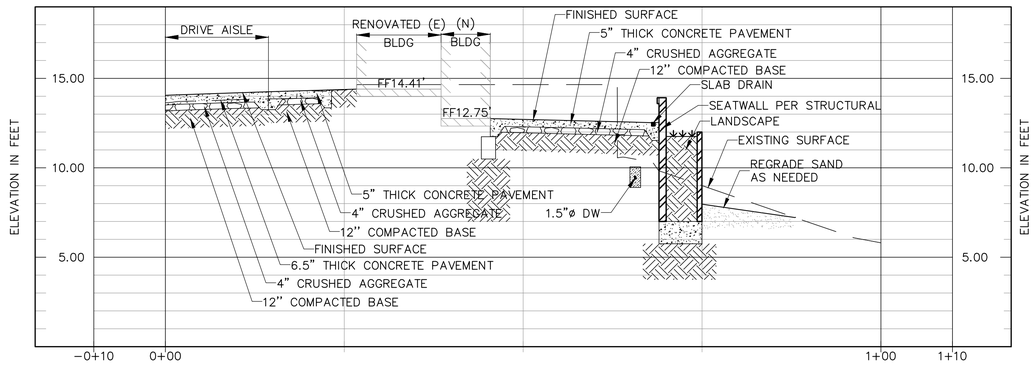
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

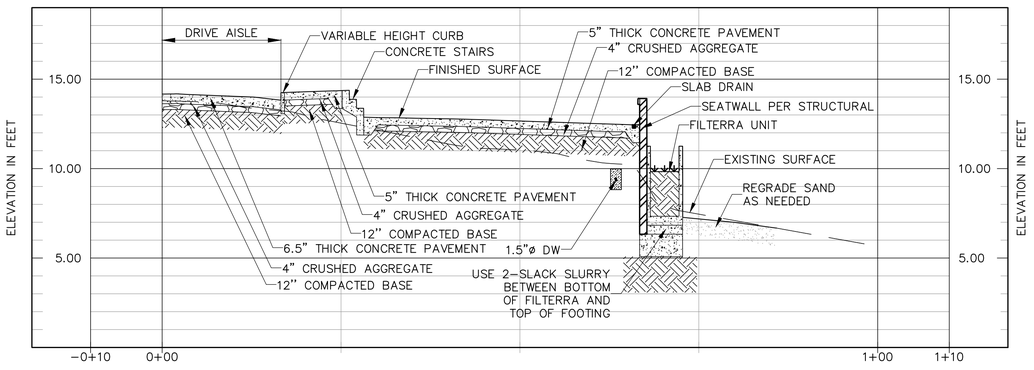
SHEET NO.
C3.11



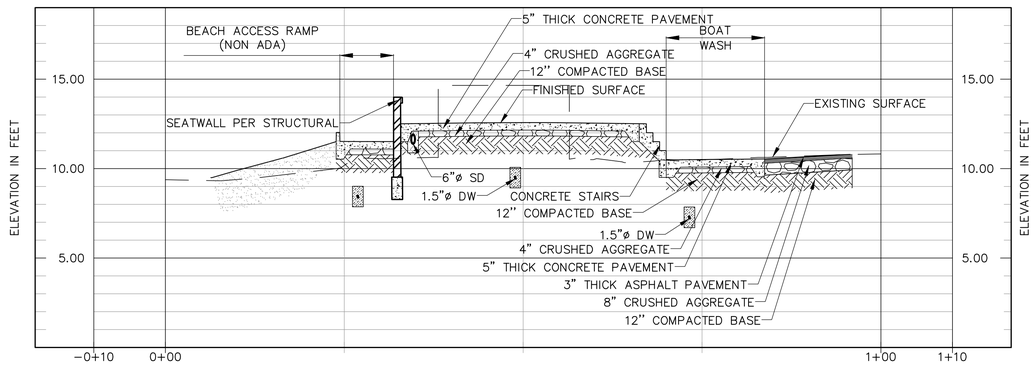
GRADING SECTION 21
SCALE HOR 1"=10' VER 1"=4' C-3.02



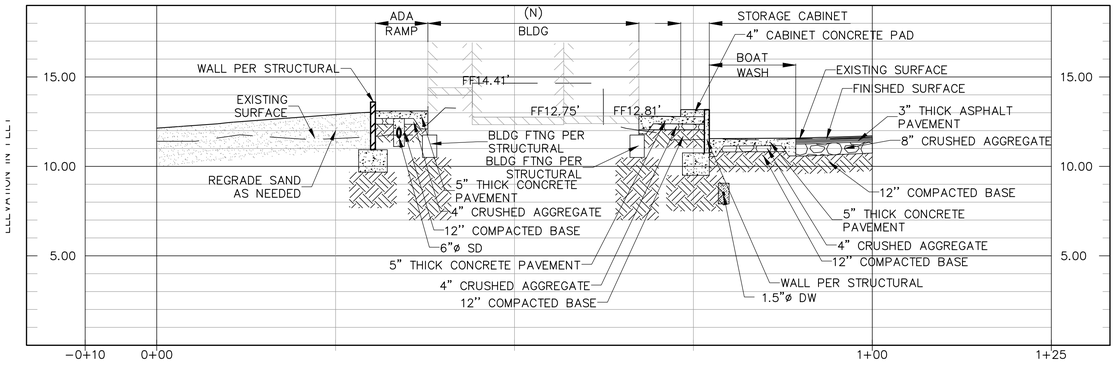
GRADING SECTION 22
SCALE HOR 1"=10' VER 1"=4' C-3.02



GRADING SECTION 23
SCALE HOR 1"=10' VER 1"=4' C-3.02



GRADING SECTION 24
SCALE HOR 1"=10' VER 1"=4' C-3.02



GRADING SECTION 25
SCALE HOR 1"=10' VER 1"=4' C-3.02

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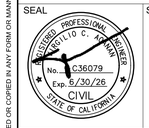

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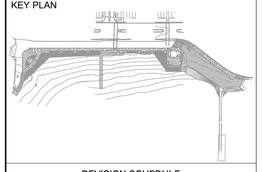
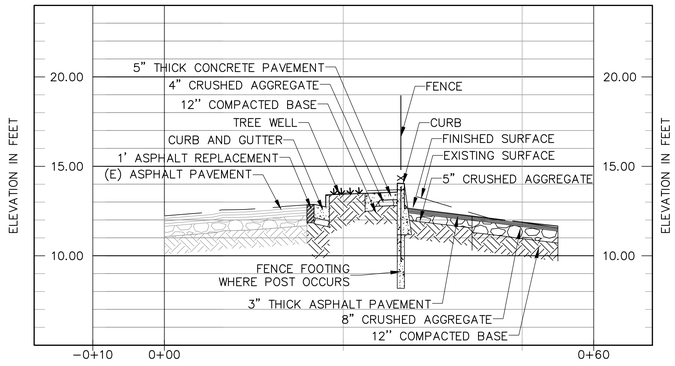


REVISION SCHEDULE

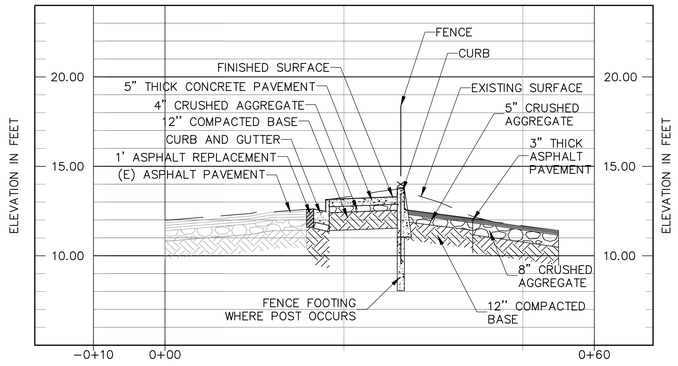
NO	DATE	DESCRIPTION

GRADING SECTIONS

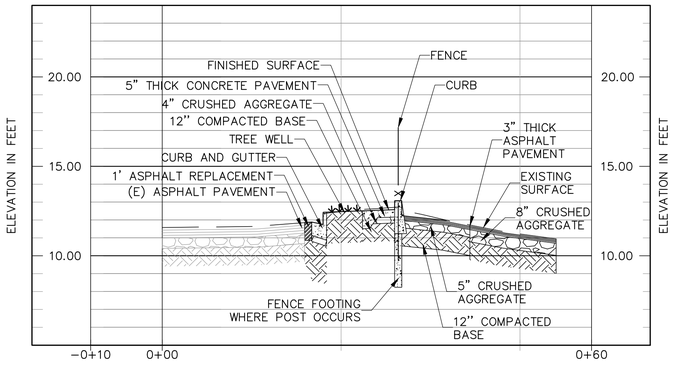
SCALE	1" = 10'-0"	SHEET NO. C3.12
JOB NO.	19-22	
ISSUE	100% CD	
DATE	18.NOV.24	



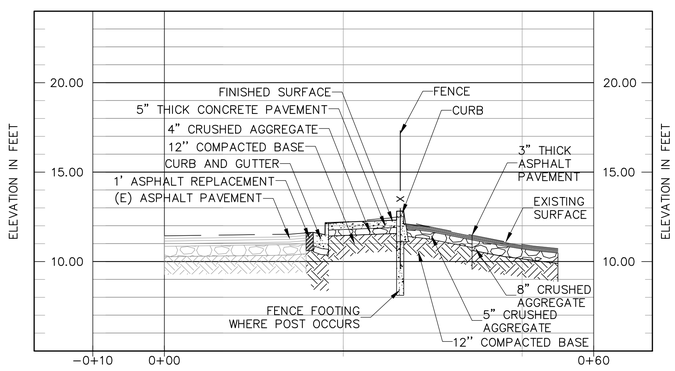
GRADING SECTION 15
SCALE HOR 1"=10' VER 1"=4' C-3.02



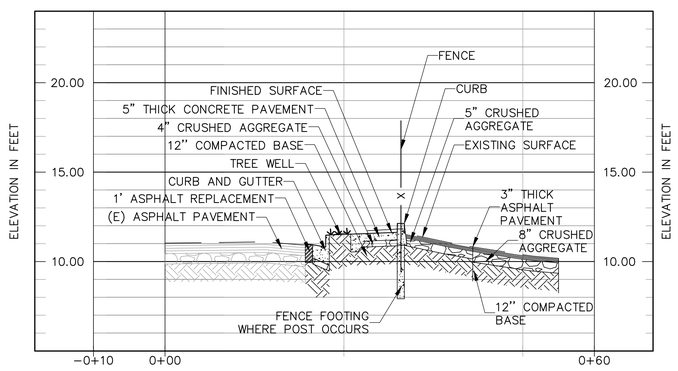
GRADING SECTION 16
SCALE HOR 1"=10' VER 1"=4' C-3.02



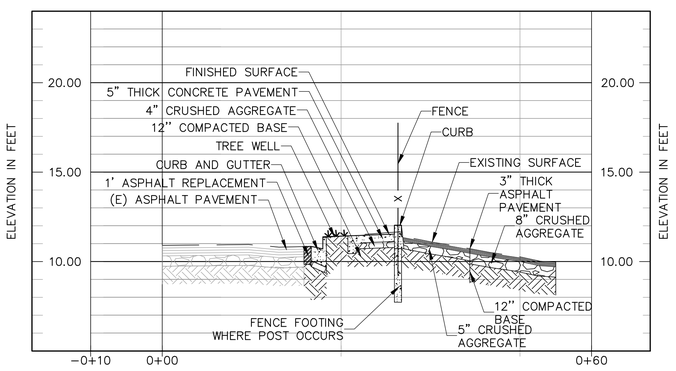
GRADING SECTION 17
SCALE HOR 1"=10' VER 1"=4' C-3.02



GRADING SECTION 18
SCALE HOR 1"=10' VER 1"=4' C-3.02



GRADING SECTION 19
SCALE HOR 1"=10' VER 1"=4' C-3.02



GRADING SECTION 20
SCALE HOR 1"=10' VER 1"=4' C-3.02

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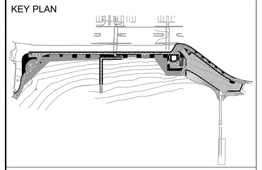

REVISION SCHEDULE

NO	DATE	DESCRIPTION

GRADING SECTIONS

		SHEET NO.
SCALE	1" = 10'-0"	C3.13
JOB NO.	19-22	
ISSUE	100% CD	
DATE	18.NOV.24	

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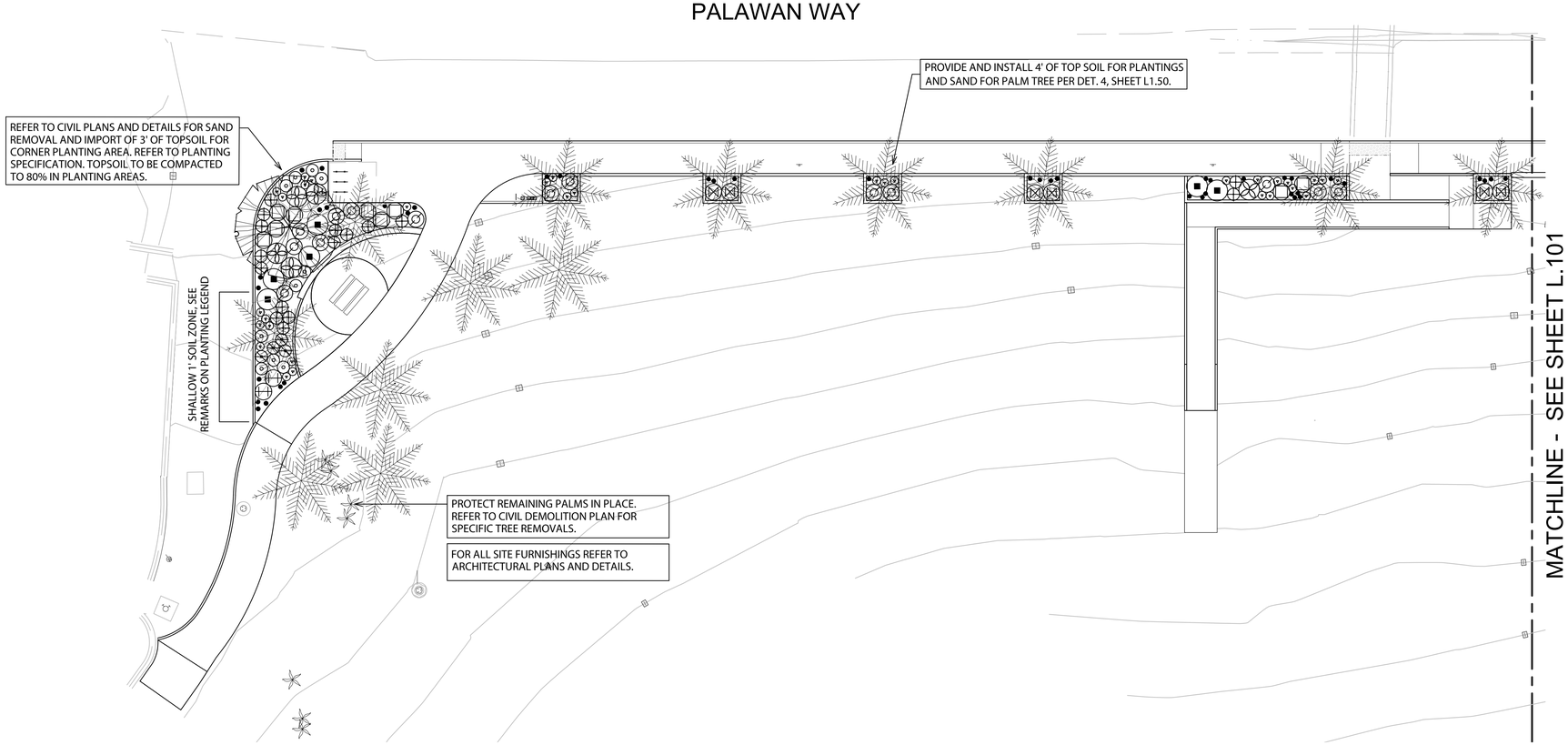

PLANT LEGEND

BOTANICAL NAME / COMMON NAME	SIZE	QTY	SPACING	WUCOLS	REMARKS
PHOENIX DACTYLIFERA 'MEDJOOL' / MEDJOOL DATE PALM	BTH	13		L	10' BROWN TRUNK HEIGHT TRIM FRONDS UP FOR PEDESTRIANS
METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	24 BOX	1		M	
EX. MEXICAN FAN PALM		--			PROTECT IN PLACE
ALOE FEROX / CAPE ALOE	5 GAL	6	5'-0" O.C.	L	
BOUGAINVILLEA 'ROSENKA' / ROSENKA BOUGAINVILLEA	5 GAL	5	5'-0" O.C.	L	
MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL	14	4'-0" O.C.	L	
LANTANA 'NEW GOLD' / YELLOW LANTANA	5 GAL	6	4'-0" O.C.	L	
SALVIA CLEVELANDII 'WINNIFRED GILMAN' / PURPLE SAGE	5 GAL	9	4'-0" O.C.	L	
ERIOGONUM GRANDE* VAR. RUBESCENS / RED BUCKWHEAT	1 GAL	16	3'-0" O.C.	L	INSTALL E. GRANDE* FOR 1' TOPSOIL AREAS IN LARGE CORNER PLANTING AREA
CRASSULA PERFOLIATA VAR. FALCATA / PROPELLER PLANT	1 GAL	32	2'-0" O.C.	L	
CALANDRINIA SPECTABILIS / ROCK PURSLANE	1 GAL	10	2'-0" O.C.	L	
JUNCUS PATENS 'ELK BLUE' / ELK BLUE GREY RUSH	5 GAL	--	3'-0" O.C.	L	
ALOE STRIATA / CORAL ALOE	1 GAL	55	1'-6" O.C.	L	
CEANOTHUS RIGIDUS 'SNOWBALL' / WHITE CALIFORNIA LILAC	5 GAL	--	5'-0" O.C.	L	
ERICACAMERIA ERICOIDES / MOCK HEATHER*	1 GAL	4	3'-0" O.C.	L	
ISOMERIS ARBOREA / COASTAL BLADDER POD*	1 GAL	2	4'-0" O.C.	L	

* AVAILABLE IN CALIFORNIA NATIVE PLANT NURSERIES, SUCH AS THEODORE PAYNE FOUNDATION, FOR LIMITED PERIODS OF THE YEAR.

0 8 16 32

SCALE 1" = 16'

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JACEY M. WITHERS 5748
Signature
31 AUG 2025
Expiration Date
24 JULY 2024
Date
STATE OF CALIFORNIA

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KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

Planting Plan

SCALE		SHEET NO.
JOB NO.	19-22	L1.01
ISSUE	100% CD	
DATE	18.NOV.24	

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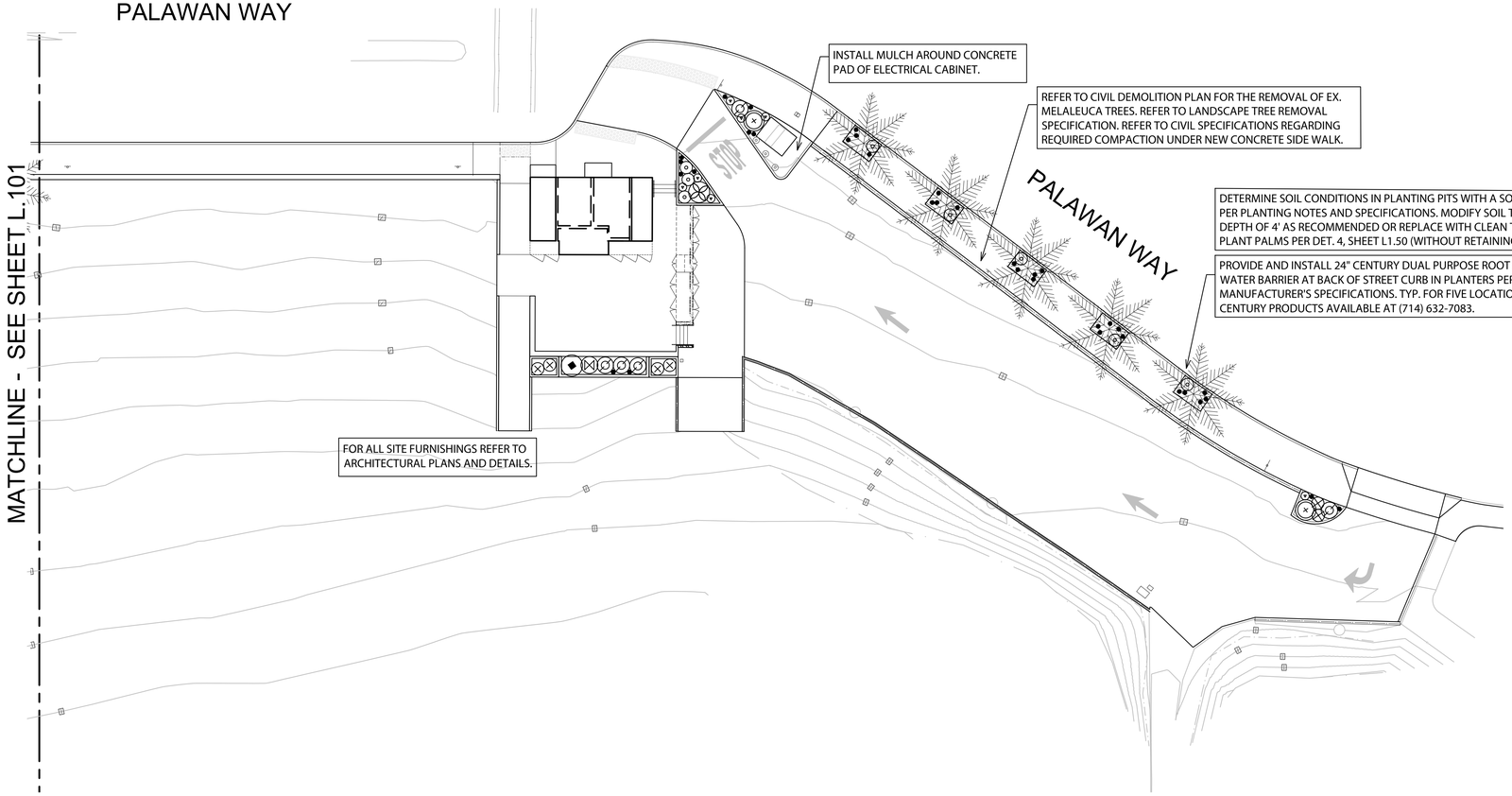

PLANT LEGEND

BOTANICAL NAME / COMMON NAME	SIZE	QTY	SPACING	WUCOLS	REMARKS
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EX. MEXICAN FAN PALM					PROTECT IN PLACE
ALOE FEROX / CAPE ALOE	5 GAL	1	5'-0" O.C.	L	
BOUGAINVILLEA 'ROSENKA' / ROSENKA BOUGAINVILLEA	5 GAL	1	5'-0" O.C.	L	
MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL	5	4'-0" O.C.	L	
LANTANA 'NEW GOLD' / YELLOW LANTANA	5 GAL	1	4'-0" O.C.	L	
SALVIA CLEVELANDII 'WINNIFRED GILMAN' / PURPLE SAGE	5 GAL	--	4'-0" O.C.	L	
ERIOGONUM GRANDE* VAR. RUBESCENS / RED BUCKWHEAT	1 GAL	--	3'-0" O.C.	L	INSTALL E. GRANDE* FOR 1' TOPSOIL AREAS IN LARGE CORNER PLANTING AREA
CRASSULA PERFOLIATA VAR. FALCATA / PROPELLER PLANT	1 GAL	7	2'-0" O.C.	L	
CALANDRINIA SPECTABILIS / ROCK PURSLANE	1 GAL	8	2'-0" O.C.	L	
JUNCUS PATENS 'ELK BLUE' / ELK BLUE GREY RUSH	5 GAL	4	3'-0" O.C.	L	
ALOE STRIATA / CORAL ALOE	1 GAL	36	1'-6" O.C.	L	
CEANOTHUS RIGIDUS 'SNOWBALL' / WHITE CALIFORNIA LILAC	5 GAL	2	5'-0" O.C.	L	
ERICACAMERIA ERICOIDES / MOCK HEATHER*	1 GAL	--	3'-0" O.C.	L	
ISOMERIS ARBOREA / COASTAL BLADDER POD*	1 GAL	--	4'-0" O.C.	L	

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KEY PLAN

REVISION SCHEDULE

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Planting Plan

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ISSUE	100% CD	
DATE	18.NOV.24	

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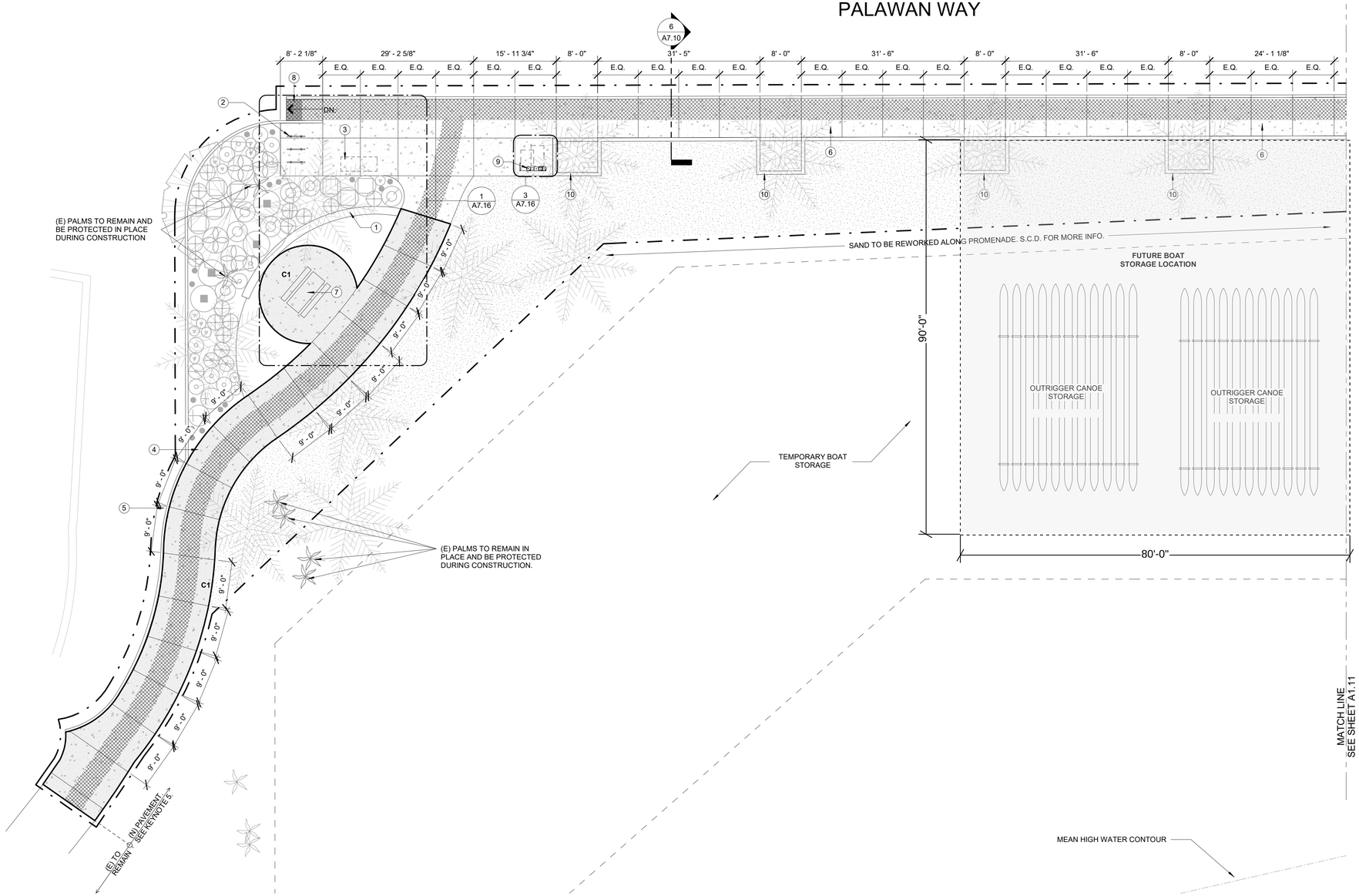

1 ENLARGED SITE PLAN - A
3/32" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL FOR ADDITIONAL INFORMATION.
2. REFER TO CIVIL FOR ELEVATION INFORMATION
3. PRIOR TO ANY DIGGING, EXCAVATION, OR ANY DESTRUCTIVE SITE WORK, CONTACT APPROPRIATE UTILITY AGENCIES TO IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
4. ALL EXCAVATION AND GRADING WORK SHALL COMPLY WITH THE BUILDING CODE.
5. OBTAIN APPROVAL FROM OWNER FOR ALL DUMPSTER LOCATIONS. CLEAN UP JOBSITE ON DAILY BASIS. ALL DEBRIS & TRASH MUST BE PLACED IN DUMPSTER ON DAILY BASIS. MAINTAIN AN ORDERLY, CLEAN, SAFE AND EFFICIENT JOBSITE AT ALL TIMES.
6. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
7. SEE CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
8. ALL (E) BOAT RACKS TO BE REMOVED AND REPLACED U.N.O.
9. ALL BOATS TO BE REMOVED FROM THE PREMISES BEFORE CONSTRUCTION.
10. ALL (E) SIGNS TO BE REMOVED AND REUSED AFTER CONSTRUCTION. SIGNS TO RECEIVE NEW POSTS DURING CONSTRUCTION. LOCATION OF ALL SIGNS TO BE DETERMINED BY OWNER.
11. S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.
12. ALL LANDSCAPE PLANTERS TO RECEIVE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT INFORMATION.
13. ALL RETAINING WALLS TO INCLUDE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT TYPE AND INFORMATION. SEE STRUCTURAL DRAWINGS FOR MORE INFO.
14. PAVEMENT MARKINGS PER CIVIL DRAWINGS. SEE 2/C5.04 FOR PAVEMENT STRIPING/DIRECTIONAL ARROW DETAILS.

GRAPHIC LEGEND

- EXTENT OF WORK
- DESIGNATED ADA PATH OF TRAVEL
- SAND TO BE REGRADED
- (N) CONCRETE PAVING
- (N) INTEGRAL COLOR CONCRETE 'C1' MANUFACTURER: TRADEMARK COLOR: PALOMINO INTEGRAL COLOR NOTE: 3/8" 75% INYO BRONZE FINISH
- MEAN HIGH WATER CONTOUR

NOTE: REFERENCE KEYNOTES FOR CLARIFICATION.

KEYNOTE LEGEND

1 (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
2 3 OF THE 6 (E) BIKE RACKS TO BE REUSED. REMAINING BIKE RACKS TO BE RETURNED TO DBH OSD.
3 (N) DESIGNATED SCOOTER PARKING.
4 (N) 10' WIDE PROMENADE TO CONNECT TO (E). PAVEMENT FINISH TO BE DAVIS COLORS: PALOMINO INTEGRAL COLOR 3/8" 75% INYO BRONZE FINISH OR EQUAL. COLOR IN DRAWINGS TO MATCH (E) PAVEMENT FINISH, CONTRACTOR TO PROVIDE MOCK UP FOR APPROVAL. S.C.D. FOR MORE INFO.
5 (N) ROLLOVER CONCRETE CURB. S.C.D. AND S.L.D. FOR MORE INFO.
6 (N) 8' WIDE PROMENADE. S.C.D FOR MORE INFO.
7 (N) "UNIVERSAL PRECAST CONCRETE" ADA COMPLIANT PRECAST PICNIC TABLE OR EQUAL. COLOR: NATURAL GRAY. FINISH: POLISHED NATURAL. SEALER: STANDARD.
8 (N) TRUNCATED DOMES. S.C.D. FOR MORE INFO.
9 (N) ADA COMPLIANT BOTTLE FILLER STATION WITH DOG BOWL AND HOSE BIBB ACCESSORIES OPTION. "HAWS MODEL 3612F" OR EQUAL.
10 (N) PALM PLANTER. S.C.D. AND S.L.D. FOR MORE INFO.

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CONSULTANT

SEAL — LICENSED ARCHITECT — JOHN P. SPARANO — 23244 — 12-30-25 — STATE OF CALIFORNIA

SEAL

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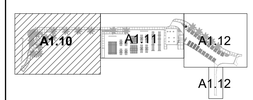
KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

ENLARGED SITE PLAN

SCALE	As indicated
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
A1.10

KEYNOTE LEGEND

1 (N) CONCRETE SEAT WALL. TOP OF SEAT WALL TO EXTEND 3" OVER WALL ENDS. S.S.D. FOR MORE INFO.
2 (N) CONCRETE CAST-IN-PLACE STEPS. SEE A7.11 FOR MORE INFO.
3 (N) BOAT WASH STATION.
4 (E) ELECTRICAL VAULT BOX AND PULLBOX TO BE RELOCATED AND REPLACED PER ELECTRICAL DRAWINGS. S.E.D. FOR FURTHER INSTRUCTION AND MORE INFO.
5 (N) TRUNCATED DOMES. S.C.D. FOR MORE INFO.
6 (N) 10' WIDE PROMENADE WITH (N) CONCRETE CURB AND GUTTER. S.C.D. FOR MORE INFO.
7 (N) BOAT RACK -TYP. SEE A7.17 AND A7.18 FOR BOAT RACK DETAILS.
8 (N) TRAFFIC RATED ASPHALT DRIVEWAY. S.C.D. FOR PAVEMENT TYPES AND DETAILS. SEE C2.02 FOR ASPHALT EXTENTS.
9 (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
10 (E) ELECTRICAL PULLBOX TO BE IDENTIFIED AND RELOCATED IN FIELD. CONTRACTOR TO INCLUDE LUMP SUM BID FOR EXPLORATION AND RELOCATION COSTS.
11 (E) WATER METER TO BE VERIFIED IN FIELD. CONTRACTOR TO INCLUDE EXPLORATION AND RELOCATION OF METER IN LUMP SUM BID.
12 (N) PALM PLANTER BOX. PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
13 (N) 6" CONCRETE CURB. S.C.D. AND S.S.D. FOR MORE INFO.
14 (N) 8' WIDE PROMENADE. S.C.D FOR MORE INFO.
15 (E) MATRIX TYPE BOAT RACKS TO BE REUSED.
16 (N) PYLON BEACH RINSE-OFF STATION. "SHOWER-WARE 900 SERIES " OR EQUAL.
17 (N) SOLID PHENOLIC BOATING CLUB CABINET.
18 (N) MOBI MAT.
19 (N) ADA COMPLIANT CONCRETE RAMP FROM PROMENADE TO SAND. S.C.D. FOR MORE INFO.

GRAPHIC LEGEND

EXTENT OF WORK
DESIGNATED ADA PATH OF TRAVEL
SAND TO BE REGRADED
(N) CONCRETE PAVING
(N) RIP-RAP
MEAN HIGH WATER CONTOUR
HOSE BIB

NOTE: REFERENCE KEYNOTES FOR CLARIFICATION.

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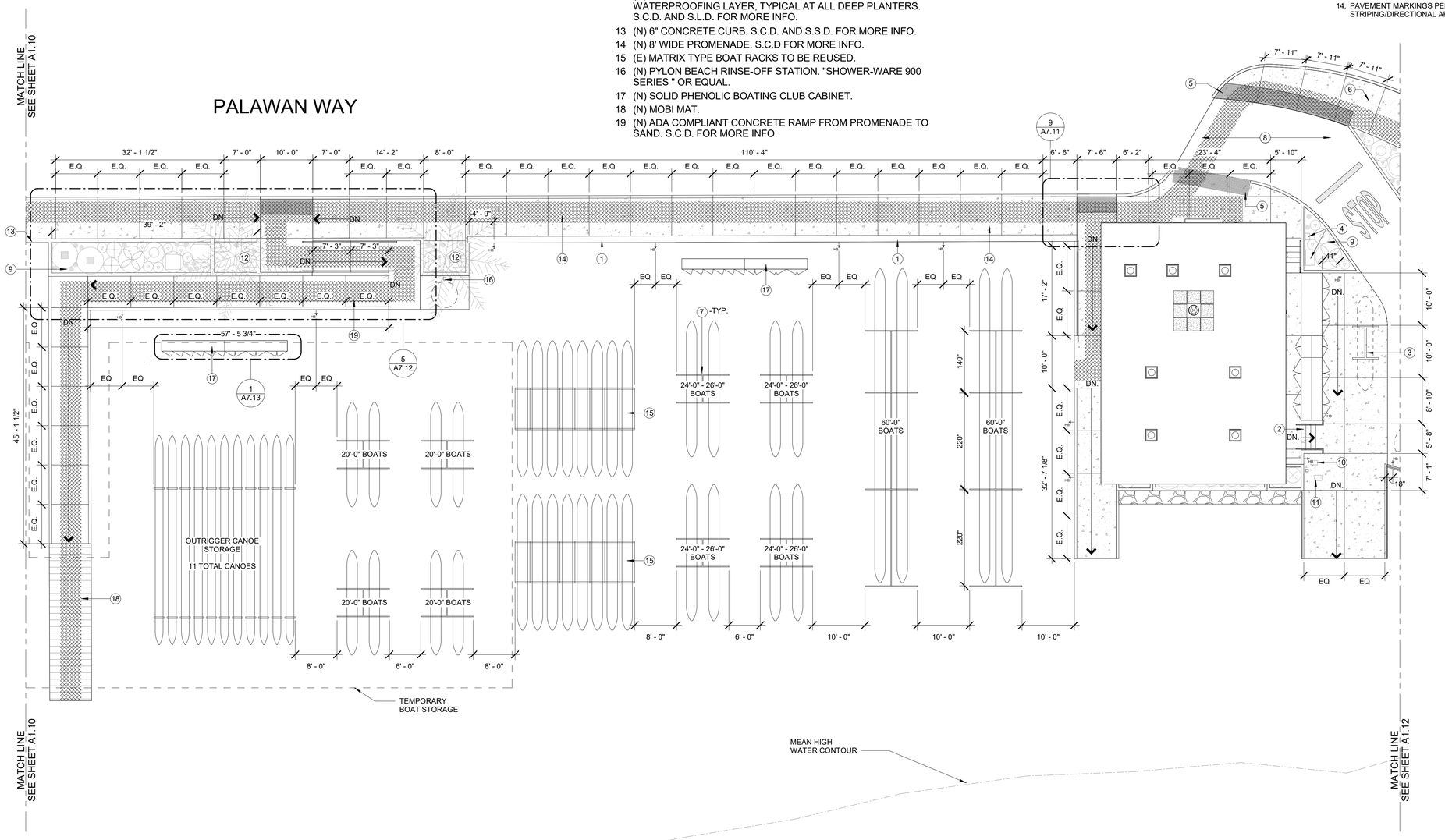

1 ENLARGED SITE PLAN - B
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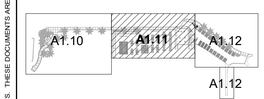

REVISION SCHEDULE

NO	DATE	DESCRIPTION

ENLARGED SITE PLAN

SCALE	As indicated
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
A1.11

KEYNOTE LEGEND

1 (E) CONCRETE PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
2 (E) TRANSFORMER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
3 (N) ALUMINUM RAIL. GUARDRAIL TO MATCH (E) AT OTHER SIDE OF MOTHER'S BEACH, "SUPERIOR ALUMINUM PRODUCTS, INC." - JOB NO. PO#55034 OR APPROVED EQUAL.
4 (N) ASPHALT. SEE C2.02 FOR ASPHALT EXTENTS. S.C.D. FOR PAVEMENT GRADING, TYPES, AND DETAILS.
5 (N) BOAT RACK -TYP. SEE A7.17 AND A7.18 FOR BOAT RACK DETAILS.
6 (N) 10' WIDE PROMENADE WITH (N) CONCRETE CURB AND GUTTER. S.C.D. FOR MORE INFO.
7 (N) 12" WIDE CURB WITH CHAIN LINK FENCE. S.C.D FOR MORE INFO.
8 (E) SIDEWALK TO REMAIN & BE PROTECTED DURING CONSTRUCTION.
9 (N) HOSE BIBB TO REPLACE EXISITNG. S.C.D. AND S.P.D. FOR MORE INFO.
10 (N) BOLLARD -TYP. S.C.D. FOR MORE INFO.
11 (N) CONCRETE DRIVEWAY. SEE C2.02 FOR DRIVEWAYS EXTENTS. S.C.D. FOR MORE INFO.
12 (N) BOAT WASH STATION.
13 (N) VERTICAL BOAT STORAGE RACK.

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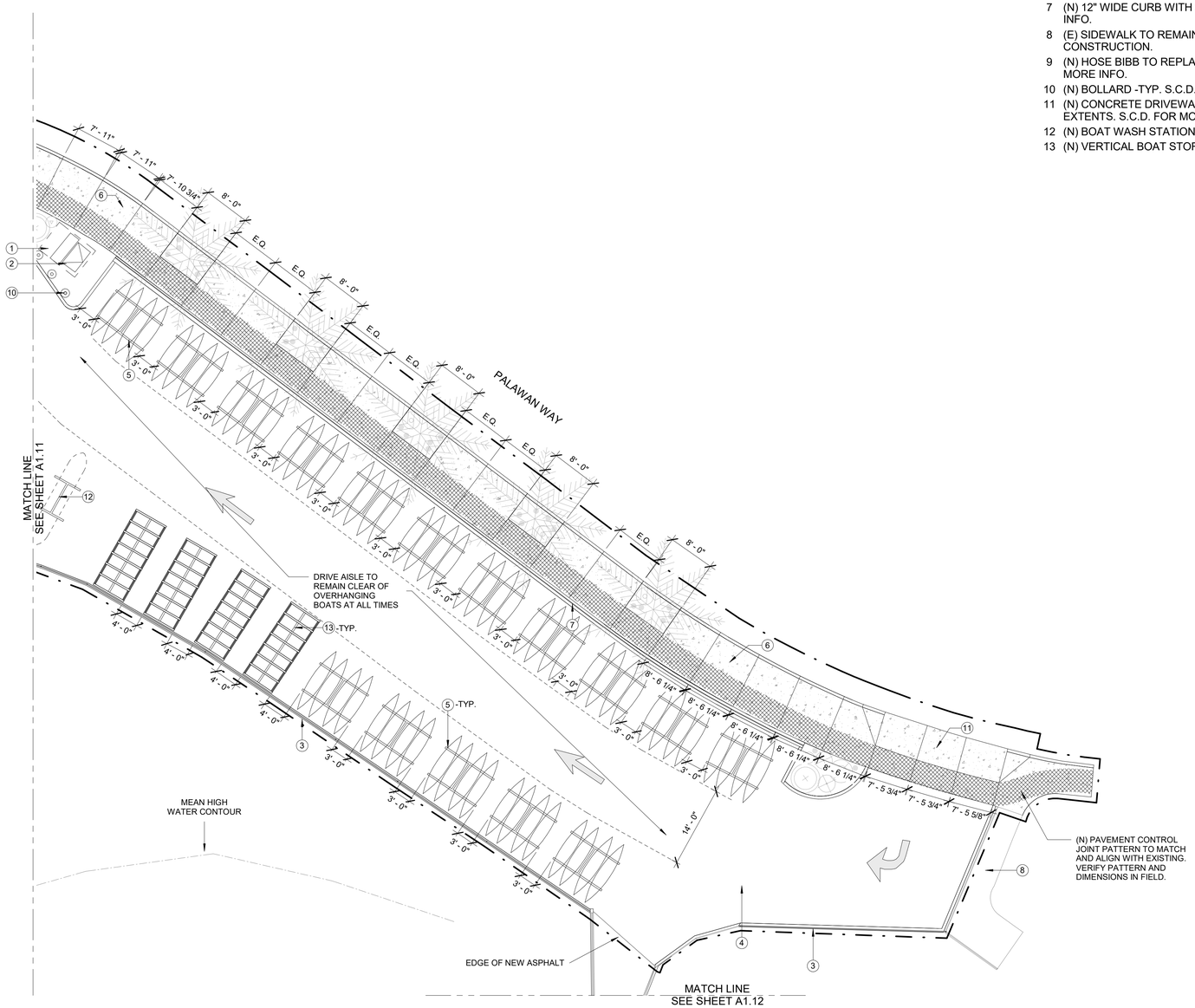
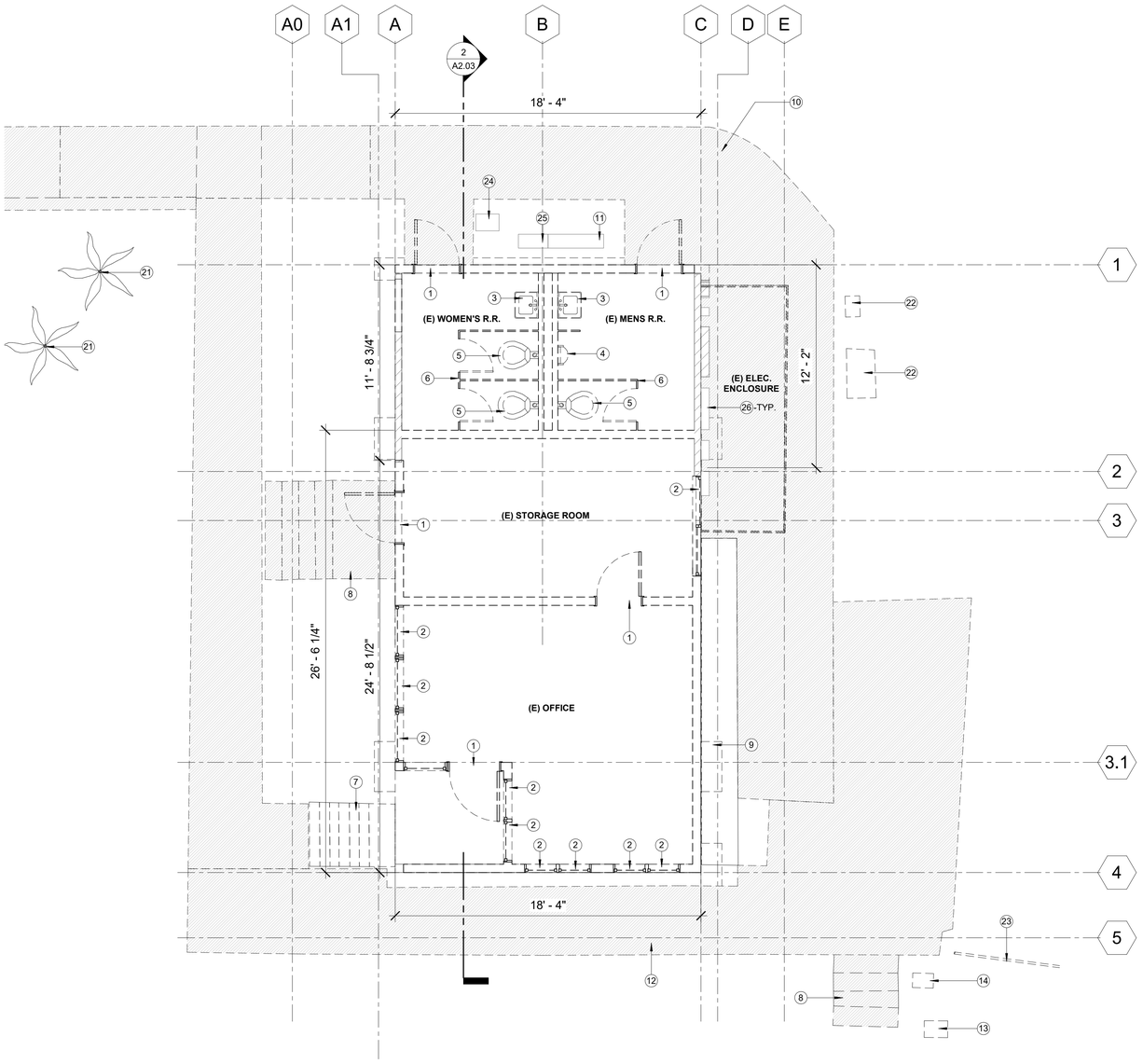
GRAPHIC LEGEND

EXTENT OF WORK
DESIGNATED ADA PATH OF TRAVEL
(N) CONCRETE PAVING
MEAN HIGH WATER CONTOUR

NOTE: REFERENCE KEYNOTES FOR CLARIFICATION.


7' - 11"
7' - 11"
7' - 10 3/4"
8' - 0"
E.Q.
E.Q.
8' - 0"
E.Q.
E.Q.
8' - 0"
E.Q.
E.Q.
8' - 0"
E.Q.
8' - 0"
PALAWAN WAY
MATCH LINE
SEE SHEET A1.11
3' - 0"
3' - 0"
3' - 0"



1 MAIN LEVEL - DEMO
1/4" = 1'-0"

TRUE NORTH

KEYNOTE LEGEND

1 (E) DOOR TO BE REMOVED -TYP.
2 (E) WINDOWS TO BE REMOVED -TYP.
3 (E) LAVATORY TO BE REMOVED.
4 (E) URINAL TO BE REMOVED -TYP.
5 (E) W.C. TO BE REMOVED.
6 (E) TOILET PARTITION TO BE REMOVED -TYP.
7 (E) STAIRS TO BE REMOVED.
8 (E) CONCRETE STAIRS TO BE REMOVED.
9 ALL (E) CABINET TO BE REMOVED.
10 (E) CONCRETE TO BE DEMOLISHED.
11 (E) GAS LINE TO BE CAPPED BELOW GRADE.
12 (E) RETAINING WALL TO BE DEMOLISH IN ITS ENTIRETY.
13 (E) WATER METER TO BE VERIFIED IN FIELD. CONTRACTOR TO INCLUDE EXPLORATION AND RELOCATION OF METER IN LUMP SUM BID.
14 (E) ELECTRICAL PULLBOX TO BE IDENTIFIED AND RELOCATED IN FIELD. CONTRACTOR TO INCLUDE LUMP SUM BID FOR EXPLORATION AND RELOCATION COSTS.
15 (E) FOOTING TO REMAIN AND BE PROTECTED IN PLACE DURING CONSTRUCTION.
16 (E) FOOTING TO BE DEMOLISHED.
17 (E) ASPHALT TO BE DEMOLISHED.
18 (E) FRAMING AND JOISTS TO BE REMOVED BEFORE INFILL.
19 (E) ACCESS PANEL TO BE REMOVED-TYP.
20 (E) ROOF TO BE DEMOLISHED.
21 (E) TREE TO BE REMOVED. S.L.D. AND S.C.D. FOR MORE INFO.
22 (E) PULL BOX TO BE RELOCATED. S.E.D. FOR MORE INFO.
23 (E) GUARDRAIL TO BE REMOVED.
24 (E) WATER METER TO BE RAISED TO NEW FINISH GRADE AND RECEIVE NEW BOX COVER. S.C.D. FOR MORE INFO.
25 (E) BACKFLOW PREVENTOR TO BE REMOVED AND REPLACED. S.P.D. AND S.C.D. FOR MORE INFO.
26 (E) ELECTRICAL PANELS AND ASSOCIATED ELEMENTS TO BE PROTECTED IN PLACE DURING CONSTRUCTION -TYP. (E) WALL FINISH TO REMAIN IN PLACE AND BE UNTOUCHED DURING DEMOLITION.

GENERAL NOTES

1. THE DEMOLITION SCOPE OF THE PROJECT SHALL BE AS DESCRIBED BELOW, BUT NOT LESS THAN ANY DEMOLITION REQUIRED TO ACHIEVE THE NEW CONSTRUCTION AS ILLUSTRATED IN THESE DOCUMENTS.
2. THE DEMOLITION PLAN AND ITS ASSOCIATE KEYNOTES ARE PROVIDED TO ILLUSTRATE THE SCALE AND SCOPE OF DEMOLITION. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO VERIFY DEMOLITION SCOPE.
3. DEMOLITION INCLUDES REMOVAL OF (E) UTILITY LINES WHERE (N) UTILITY LINES ARE TO BE PROVIDED.
4. DEMOLITION INCLUDES COMPLETE REMOVAL OF ROOF AND ALL ASSOCIATED ELEMENTS. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
5. BUILDING PARTIAL DEMOLITION INCLUDES ALL FINISHES ON STUD WALLS, ALL ELECTRICAL ELEMENTS, ALL PLUMBING ELEMENTS, ALL MECHANICAL ELEMENTS, AND ENTIRE FLOOR. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
6. (E) FLOOR TO BE DEMOLISHED ALONG WITH ALL THE (E) FOOTINGS ASSOCIATED WITH DEMOLISHED WALLS AS INDICATED IN PLANS. U.N.O.
7. CONTRACTOR SHALL PROVIDE 2 (1 MEN/1 WOMEN) ADA ACCESSIBLE EVENT STYLE RESTROOMS AND WASH BINS DURING CONSTRUCTION.
8. PRIOR TO START OF WORK AND UPON COMPLETION, CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS, SWEEP AND CLEAN PROJECTS BOUNDARY TO COUNTY'S SATISFACTION.
9. SEE CIVIL DRAWINGS FOR ADDITIONAL PROPOSED TREE REMOVAL LOCATIONS.
10. PROVIDE A CONSTRUCTION FENCE AROUND THE PROJECT SCOPE BOUNDARY FOR THE TOTAL EXTENT CONSTRUCTION AND AS APPROVED BY THE OAR.
11. PROVIDE SEWER CAP PER UTILITY OWNERS REQUIREMENTS, S.C.D. FOR MORE INFORMATION.
12. SEE CIVIL SHEET CD101 FOR MORE ADDITIONAL DEMOLITION INFO.
13. NON-RESIDENTIAL ADDITIONS AND ALTERATIONS SHALL REQUIRE VERIFICATION THAT CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIAL ARE DISPOSED OF PROPERLY AND DIVERTED FROM LANDFILLS.
14. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
15. PER EXISTING AS-BUILTS, REMAINING WALLS CONSIST OF 2X4 WOOD STUDS, 1X6 LET-IN DIAGONAL BRACING, PLASTER, AND RESAWED REDWOOD SIDING. FURTHER ANALYSIS OF ALL REMAINING WALLS WILL NEED TO BE VERIFIED ON SITE BY THE CONTRACTOR. SEE A0.01 AND A0.02 FOR AS-BUILT DRAWINGS.
16. ALL (E) ELECTRICAL PANELS, DEVICES, AND MOUNTING ACCESSORIES IN (E) ELECTRICAL ENCLOSURE ARE TO BE PROTECTED IN PLACE DURING DEMOLITION. SEE KEYNOTES FOR CLARIFICATION.
17. S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.

GRAPHIC LEGEND

(E) ELEMENT TO REMAIN

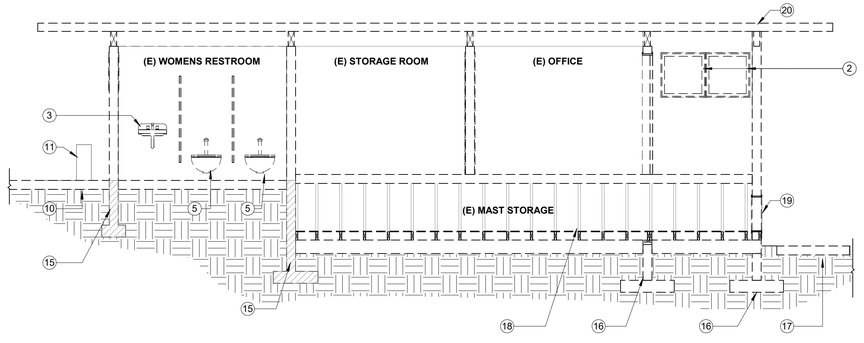
(E) WALL TO REMAIN

(E) CONCRETE TO BE DEMOLISHED

(E) ELEMENT TO BE DEMOLISHED

(E) ASPHALT TO BE DEMOLISHED

NOTE: FOR SMALLER ELEMENTS, DEMOLITION DASHES DO NOT SHOW, REF KEYNOTES FOR CLARIFICATION.



2 BUILDING SECTION - DEMO
1/4" = 1'-0"

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C31244
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KEY PLAN

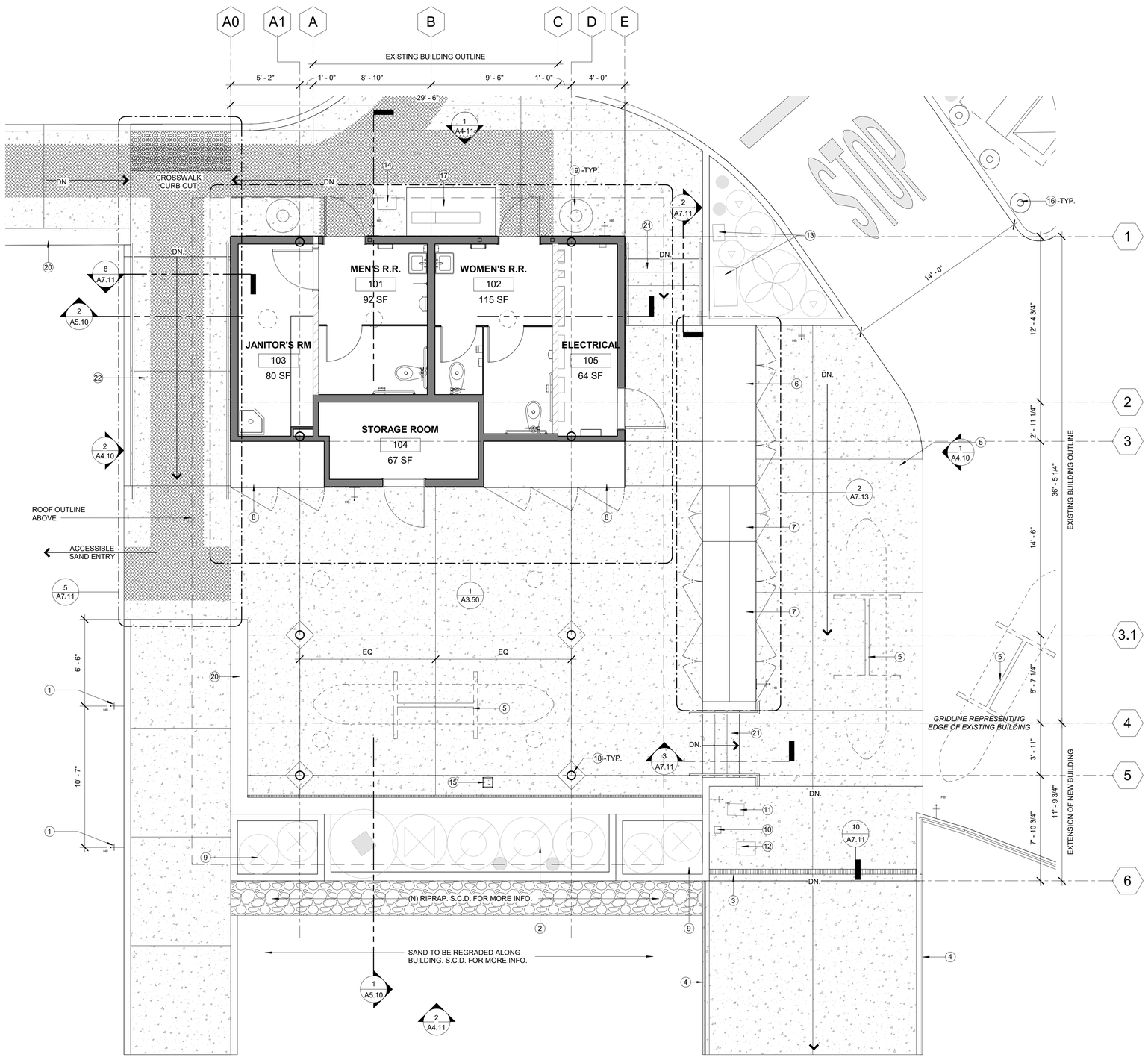
REVISION SCHEDULE

NO	DATE	DESCRIPTION

DEMO PLAN/SECTION

SCALE	As indicated
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
A2.03



1 MAIN LEVEL
1/4" = 1'-0"

TRUE NORTH

GENERAL NOTES

1. FIRE RESISTANT CONSTRUCTION REQUIREMENTS SHALL BE ADHERED TO. OCCUPANCY SEPARATIONS & OPENINGS IN SEPARATION SHALL CONFORM TO APPLICABLE CODES (SEE EGRESS PLAN).
2. ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVE PRESERVATIVE.
3. PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.
4. REPLACE (E) RAILING TO DOCK AREA W/ (N) CRANVEYOR ALUMINUM GUARDRAIL, OR APPROVED EQUAL.
5. REPLACE (E) RACKS W/ (N) CUSTOM ISD BUILT RACKS (TO MATCH RACKS AT P77). SEE A7.17 AND A7.18 FOR CUSTOM BOAT RACK DETAILS.
6. RE-ORGANIZE THE RIP-RAP AT WATER'S EDGE PER CIVIL DRAWINGS.
7. FURNISH ALL BASIS OF DESIGN PRODUCTS OR APPROVED EQUAL.
8. SEE DETAIL 1/A7.10 FOR TYPICAL WALL PENETRATION DETAIL.
9. ALL FASTENERS AND ANCHORS TO BE STAINLESS STEEL OR CORROSION RESISTANT.
10. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
11. ALL (E) ELECTRICAL PANELS, DEVICES, AND MOUNTING ACCESSORIES AT (E) ELECTRICAL ENCLOSURE ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION. (E) WALL FINISH IS TO REMAIN INTACT AND IS TO RECEIVE NEW PAINT PT-01. SEE KEYNOTES FOR FURTHER CLARIFICATION.
12. STEEL ROOF MEMBERS AND WOOD JOISTS TO BE PAINTED BLACK PT-04 BEOFRE PERFORATED PANEL CEILING INSTALLATION.
13. S.L.D. FOR NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.

GRAPHIC LEGEND

- (E) WALL TO REMAIN U.N.O.
- (N) STUD PARTITION
- (N) CONCRETE PAVING
- (N) RIP-RAP
- SAND TO BE REGRADED
- DESIGNATED ADA PATH OF TRAVEL
- HB HOSE BIB

KEYNOTE LEGEND

1 (N) "ACORN SERIES 8104" LOCKABLE HOSE BIBB OR EQUAL. S.P.D. FOR MORE INFO.
2 (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
3 (N) 4" TRENCH DRAIN, KLASSIK K100 OR APPROVED EQUAL TO DRAIN TO ADJACENT PLANTER. S.C.D. FOR MORE INFO.
4 (N) ALUMINUM HANDRAIL.
5 (N) BOAT WASH STATION.
6 (N) SOLID PHENOLIC ONE-SIDED BOATING CLUB CABINET. SEE A7.13 FOR MORE CUSTOM CABINETRY DETAILS.
7 (N) SOLID PHENOLIC TWO-SIDED BOATING CLUB CABINET. SEE A7.13 FOR CUSTOM CABINETRY DETAILS.
8 (N) SOLID PHENOLIC OAR STORAGE CABINET. SEE A7.14 FOR MORE INFO.
9 (N) FILTERRA UNIT. S.L.D. AND S.C.D. FOR MORE INFO.
10 (N) PYLON BEACH RINSE-OFF STATION. "SHOWER-WARE 900 SERIES " OR EQUAL.
11 (E) ELECTRICAL PULLBOX TO BE IDENTIFIED AND RELOCATED IN FIELD. CONTRACTOR TO INCLUDE LUMP SUM BID FOR EXPLORATION AND RELOCATION COSTS.
12 (E) WATER METER TO BE VERIFIED IN FIELD. CONTRACTOR TO INCLUDE EXPLORATION AND RELOCATION OF METER IN LUMP SUM BID.
13 (E) ELECTRICAL VAULT BOX AND PULLBOX TO BE RELOCATED AND REPLACED PER ELECTRICAL DRAWINGS. S.E.D. FOR FURTHER INSTRUCTION AND MORE INFO.
14 (E) WATER METER TO BE RAISED TO NEW FINISH GRADE AND RECEIVE NEW BOX COVER. S.C.D. FOR MORE INFO.
15 (N) "ACORN SERIES 8170" IN-FLOOR MOUNT LOCKABLE HOSE BIBB OR EQUAL. S.P.D. FOR MORE INFO.
16 (N) BOLLARD -TYP. S.C.D. FOR MORE INFO.
17 AREA TO RECEIVE CRUSHED LIMESTONE AROUND (E) UTILITIES.
18 (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.
19 (N) TRASH BIN.
20 (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
21 (N) CONCRETE CAST-IN-PLACE STEPS. SEE A7.11 FOR MORE INFO.
22 (N) ADA CONCRETE RAMP W/ 8.33% MAX SLOPE. S.C.D. FOR MORE INFO.

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KEY PLAN

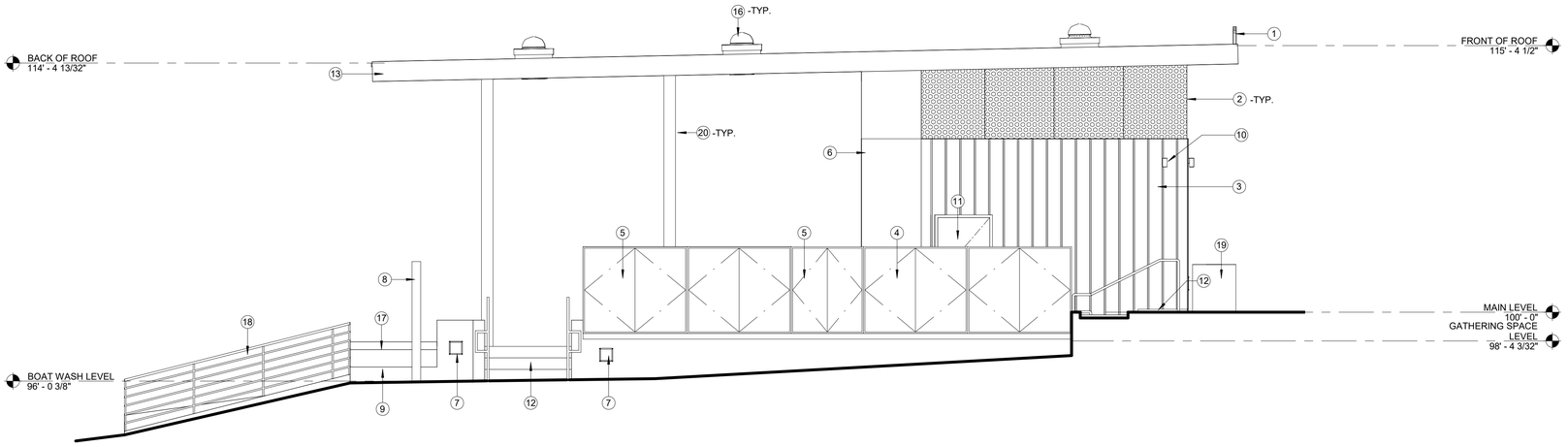
REVISION SCHEDULE

NO	DATE	DESCRIPTION

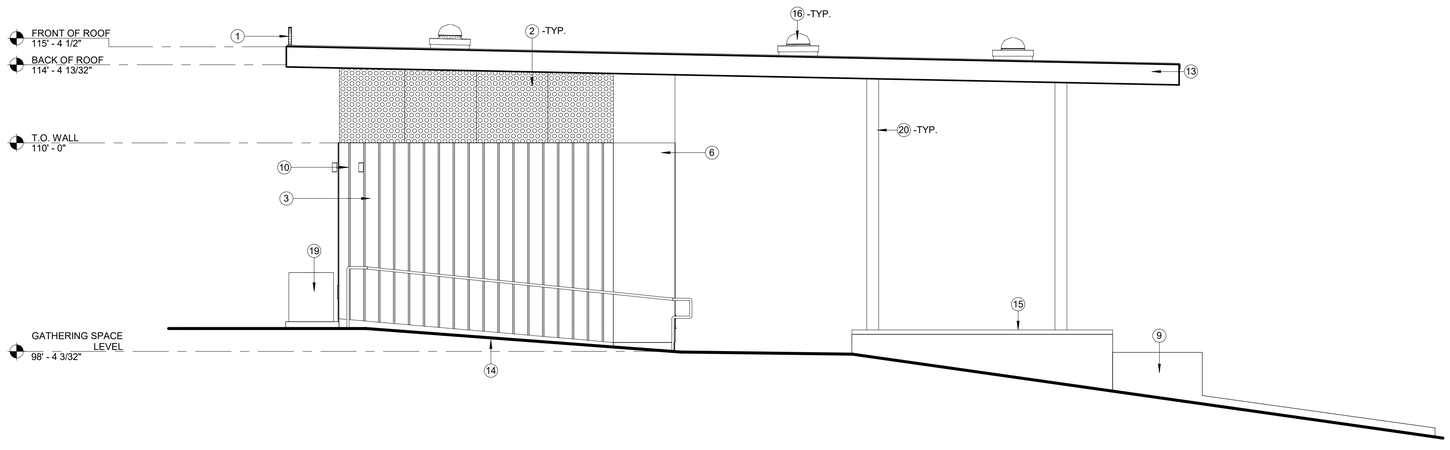
FLOOR PLAN

SCALE	As indicated
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO. A2.10



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. SWINGING DOORS AND WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
2. ALL EXTERIOR FACADE FINISHES CAN BE FOUND ON A8.10. SEE SHEET FOR ALL PRODUCT INFORMATION.

KEYNOTE LEGEND

1 (N) 12" TALL X 3/4" THICK SOLID CUT ALUMINUM LETTERING FONT TO MATCH MARINA DEL REY DESIGN GUIDELINES; SATIN FINISH.
2 (N) PERFORATED ALUMINUM PANEL. SEE METAL FINISHES P-1 ON A8.10 FOR PRODUCT INFO.
3 (N) HARDIE ARTISAN SIDING. SEE A8.10 FOR MORE INFO.
4 (N) SOLID PHENOLIC ONE-SIDED BOATING CLUB CABINET. SEE A7.13 FOR MORE CUSTOM CABINETRY DETAILS.
5 (N) SOLID PHENOLIC TWO-SIDED BOATING CLUB CABINET. SEE A7.13 FOR CUSTOM CABINETRY DETAILS.
6 (N) SOLID PHENOLIC OAR STORAGE CABINET. SEE A7.14 FOR MORE INFO.
7 (N) "ACORN SERIES 8104" LOCKABLE HOSE BIBB OR EQUAL. S.P.D. FOR MORE INFO.
8 (N) PYLON BEACH RINSE-OFF STATION. "SHOWER-WARE 900 SERIES " OR EQUAL.
9 (N) TYPICAL FILTERRA UNIT. S.C.D. C5.04 FOR MORE INFO.
10 (N) WALL MOUNTED SECURITY LIGHT. S.E.D. FOR MORE INFO.
11 (N) HM DOOR AND FRAME. SEE DOOR SCHEDULE FOR MORE INFO.
12 (N) CONCRETE CAST-IN-PLACE STEPS. SEE A7.11 FOR MORE INFO.
13 (N) ALUMINUM FASCIA.
14 (N) ADA CONCRETE RAMP W/ 8.33% MAX SLOPE. S.C.D. FOR MORE INFO.
15 (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
16 (N) 14" SOLATUBE SKYLIGHT. SERIES: SOLATUBE 290 DS WITH LED LIGHT KIT. S.E.D. FOR MORE INFO.
17 (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
18 (N) ALUMINUM HANDRAIL.
19 (N) TRASH BIN.
20 (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.

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No. 28244
EXP. 1-30-25
STATE OF CALIFORNIA

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KEY PLAN

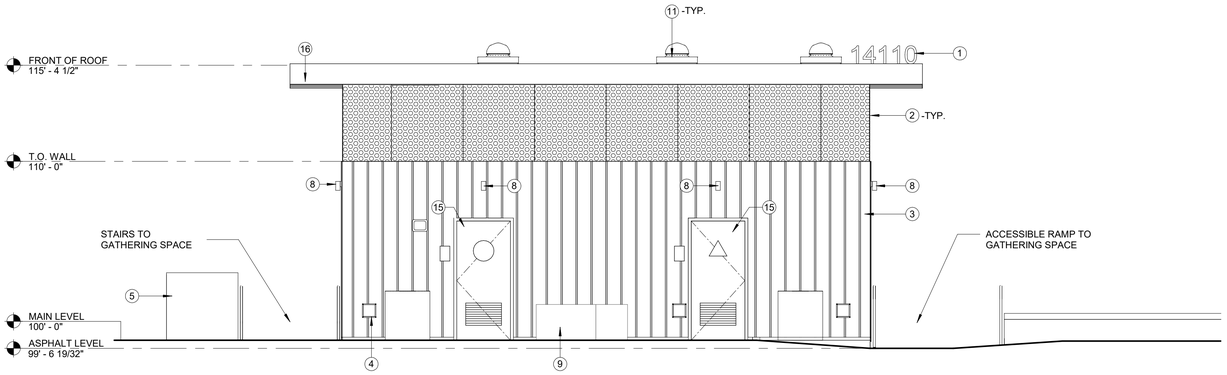
REVISION SCHEDULE

NO	DATE	DESCRIPTION

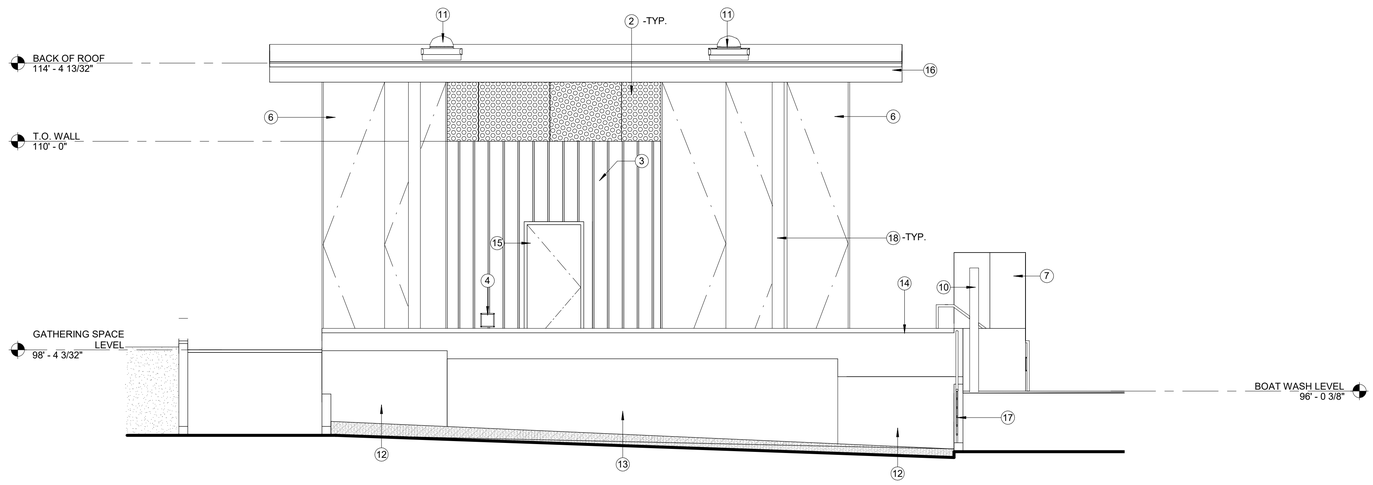
EXTERIOR ELEVATIONS

SCALE	As indicated
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
A4.10



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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KEYNOTE LEGEND

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7 (N) SOLID PHENOLIC TWO-SIDED BOATING CLUB CABINET. SEE A7.13 FOR CUSTOM CABINETRY DETAILS.
8 (N) WALL MOUNTED SECURITY LIGHT. S.E.D. FOR MORE INFO.
9 (N) GAS AND METER ENCLOSURE-"GUARDSHACK" OR EQUAL.
10 (N) PYLON BEACH RINSE-OFF STATION. "SHOWER-WARE 900 SERIES " OR EQUAL.
11 (N) 14" SOLATUBE SKYLIGHT. SERIES: SOLATUBE 290 DS WITH LED LIGHT KIT. S.E.D. FOR MORE INFO.
12 (N) FILTERRA UNIT. S.L.D. AND S.C.D. FOR MORE INFO.
13 (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
14 (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
15 (N) HM DOOR AND FRAME. SEE DOOR SCHEDULE FOR MORE INFO.
16 (N) ALUMINUM FASCIA.
17 (N) ALUMINUM HANDRAIL.
18 (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.

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KEY PLAN

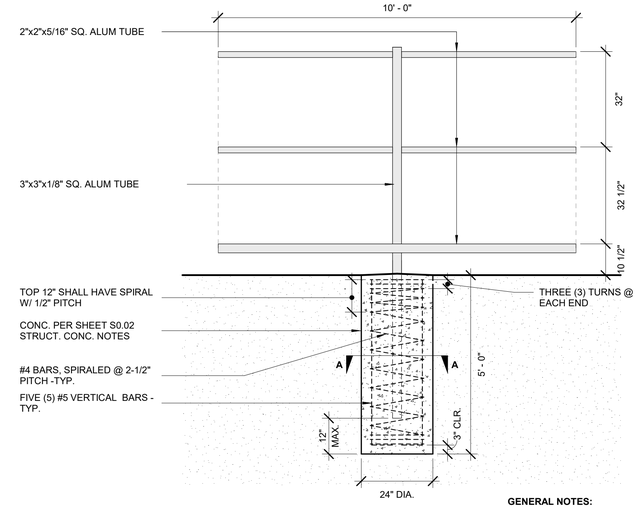
REVISION SCHEDULE

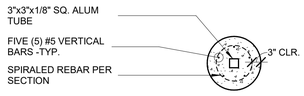
NO	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SCALE	As indicated
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
A4.11



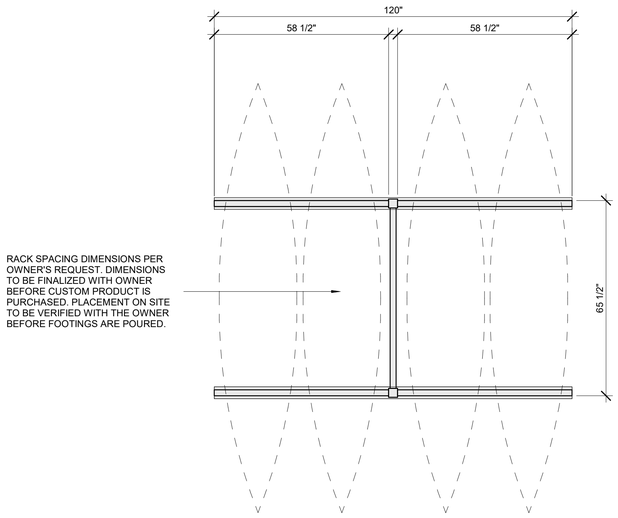


SECTION A - A

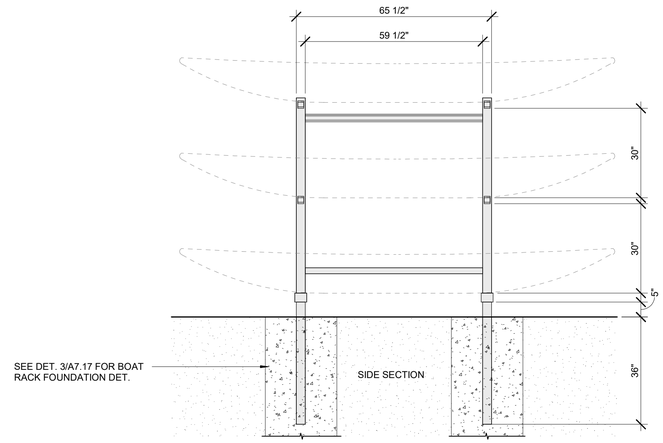
GENERAL NOTES:

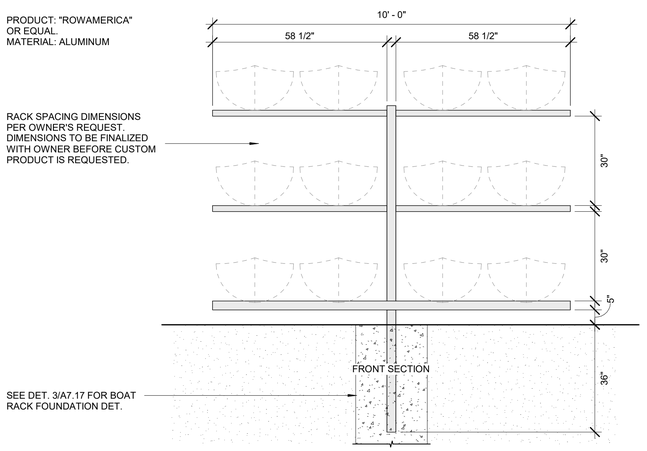
1. CUSTOM ALUM. BOAT RACK BASIS OF DESIGN PER "ROWAMERICA" OR APPROVED EQUAL.
2. REMAINING FOUNDATION DIRECTION PER DET. 2/S2.01.
3. BOAT RACK SPACING PER SHEET A1.11.
4. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FOOTING PLACEMENT.

③ TYPICAL SAND BOAT RACK ANCHOR
1/2" = 1'-0"

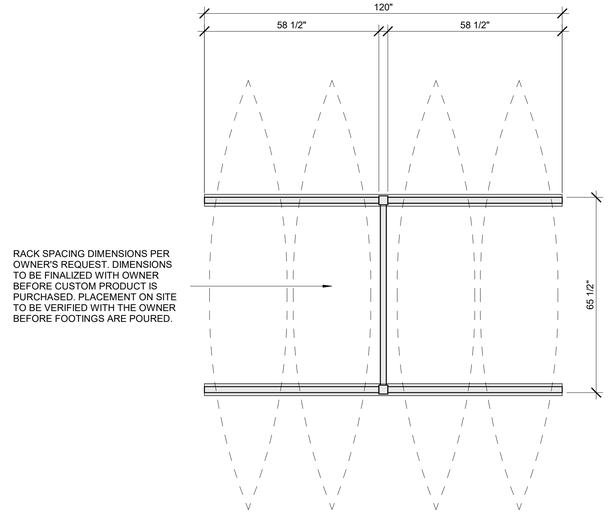


PLAN

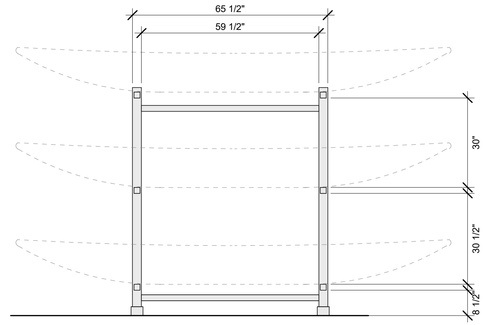




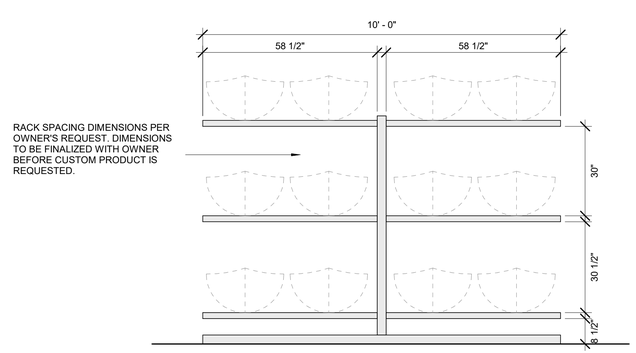
② BOAT RACK - SAND STORAGE
1/2" = 1'-0"



PLAN



SIDE ELEVATION



FRONT ELEVATION

PRODUCT: "ROWAMERICA" OR EQUAL.
MATERIAL: ALUMINUM

① BOAT RACK - PAVED STORAGE
1/2" = 1'-0"

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REVISION SCHEDULE

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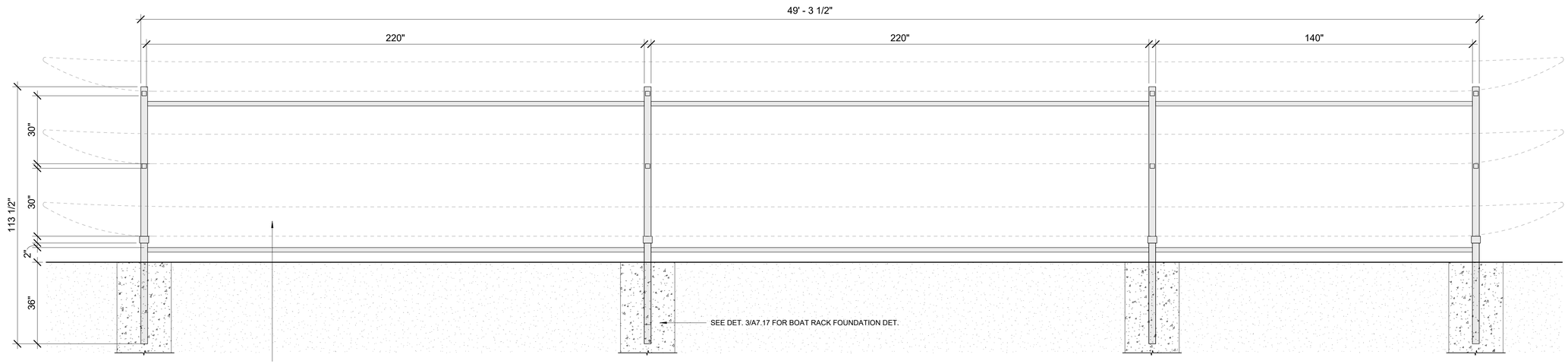
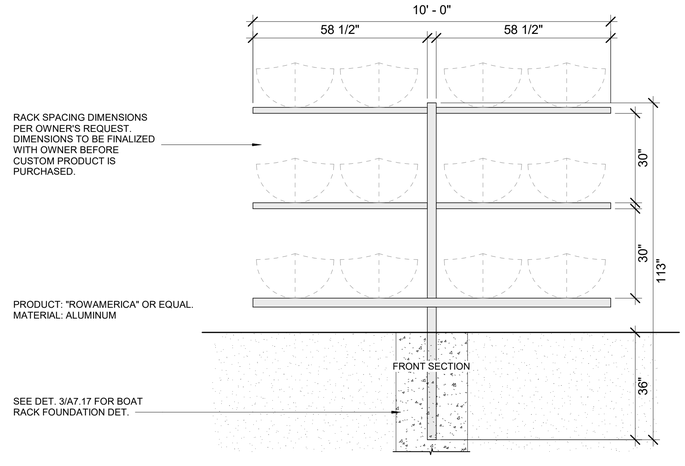
BOAT RACK DETAILS

SCALE	1/2" = 1'-0"
JOB NO.	19-22
ISSUE	100% CD
DATE	18.NOV.24

SHEET NO.
A7.17





1 LONG BOAT RACK - SAND STORAGE
1/2" = 1'-0"

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BOAT RACK DETAILS

SCALE	1/2" = 1'-0"
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DATE	18.NOV.24

SHEET NO.
A7.18

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FINISH LEGEND

CASEWORK

SP-1
MFR: ABET LAMINATI
PRODUCT: MEG
MATERIAL: SOLID PHENOLIC
THICKNESS: 18 MM
COLOR: 487 AZZURO POLVERE

SP-2
MFR: ABET LAMINATI
PRODUCT: MEG
MATERIAL: SOLID PHENOLIC
THICKNESS: 18 MM
COLOR: 847 AZZURO

CONCRETE FINISHES

SC-1
MEDIUM BROOM FINISH
SEALED CONCRETE
PROVIDE HARDENER PER SPECIFICATIONS

CB-1
CONCRETE BASE
SEE SLAB AND CURB CONTROL PLAN
AT EXISTING BRICK, POUR NEW CONCRETE BASE AGAINST WALL

CB-2
PRE-CAST COVE BASE SYSTEM

FACADE FINISHES

FC-1
MFR: JAMES HARDIE
PRODUCT: ARTISAN SQUARE CHANNEL SIDING
THICKNESS: 0.625"
LENGTH: 144" BOARDS
COLOR: TO BE PAINTED PT-02
ANTI-GRAFFITI COATING: PT-05

METAL FINISHES

P-1
MFR: MCNICHOLS
MATERIAL: ALUMINUM ALLOY 3003-H14
GAUGE: 8
HOLE: 1/4" HOLES ON 3/8" CENTERS
PATTERN: STAGGERED
COLOR: POWDER COATED TO MATCH PT-03

P-2
MFR: MCNICHOLS
MATERIAL: ALUMINUM ALLOY 3003-H14
GAUGE: 8
HOLE: 1/4" HOLES ON 3/8" CENTERS
PATTERN: STAGGERED
COLOR: CLEAR ANODIZED

PAINT

***PREP ALL SUBSTRATES PER PAINT SCHEDULE, REF SPECS
***APPLY COATS PER PAINT SCHEDULE, REF SPECS

PT-01
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: WHITE (-1) DEW380

PT-02
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: LIGHT AZURE DE5842

PT-03
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: PALE FROST DE5805

PT-04
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: BLACK DE476

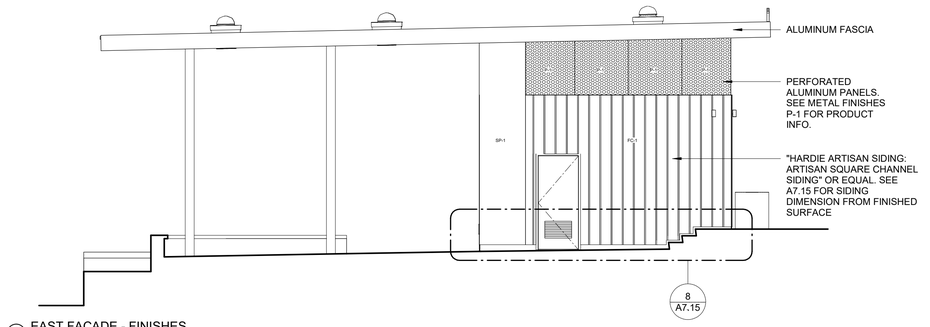
PT-05
MFR: PROSOCO
PRODUCT: SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI CONTROL II

PARTITIONS

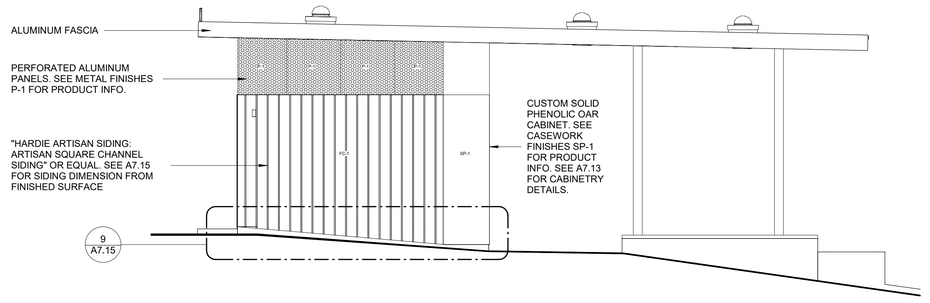
CL-1
MFR: BOBRICK
PRODUCT: DURALINE SERIES 1080
MATERIAL: COMPACT GRADE LAMINATE
COLOR: 475 SEI

WALL FINISHES

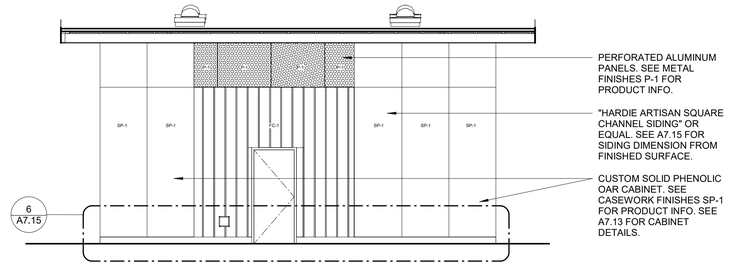
WF-1
MFR: GEORGIA-PACIFIC
PRODUCT: DENSARMOR PLUS INTERIOR PANELS
COLOR: TO BE PAINTED PT-01



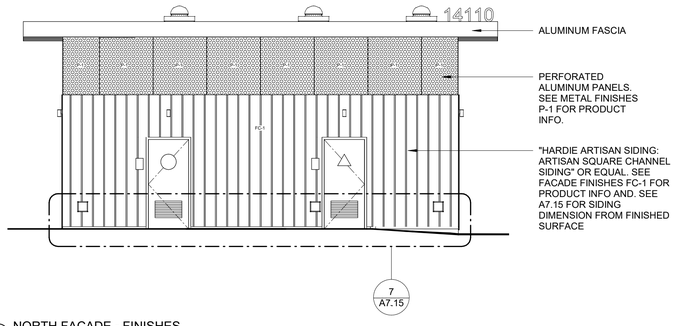
1 EAST FACADE - FINISHES
3/16" = 1'-0"



2 WEST FACADE - FINISHES
3/16" = 1'-0"



3 SOUTH FACADE - FINISHES
3/16" = 1'-0"



4 NORTH FACADE - FINISHES
3/16" = 1'-0"

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		WALLS				CEILING	REMARKS
		BASE	FINISH	NORTH	EAST	SOUTH	WEST		
101	WOMEN'S R.R.	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	P-1	
102	MEN'S R.R.	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	P-1	
103	JANITOR'S RM	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	-	
104	STORAGE ROOM	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	-	
105	ELECTRICAL	CB-1	SC-1	PT-03	PT-03	PT-03		-	

GENERAL NOTES

1. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN THE LOS ANGELES 2023 COUNTY CODE.
2. (N) FLOOR SLABS TO RECEIVED ACRYLIC SEALER PER SPECS U.N.O.
3. ALL FLOOR SURFACES MUST HAVE A COEFFICIENT OF FRICTION OF 0.6 OR GREATER.
4. PROVIDE ALL BASIS OF DESIGN PRODUCTS OR APPROVED EQUAL.
5. CONTRACTOR SHALL SUBMIT ALL FINISH COLOR SAMPLES FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
6. ALL RESTROOM FLOORS TO BE HARD, NON-ABSORBENT, SLIP RESISTANT, COVED AT LEAST 5" AND SLOPED ONE-QUARTER INCHES PER FOOT TO FLOOR DRAINS.
7. ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.
8. COMPOSITE WOOD PRODUCTS (HARDWOOD, PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 5.504.4.5.
9. ALL BUILDING SURFACES ARE TO BE FREED OF ANY (E) GRAFFITI AND PREPPED TO RECEIVE (N) FINISH.
10. THE CONTRACTOR SHALL SUBMIT ALL FINISH COLOR SAMPLES FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
11. PAINT ALL EXPOSED STRUCTURAL BEAMS, STRUCTURAL JOISTS, DECKS, A/C DUCTS, PIPES, AND ELECTRICAL CONDUIT AND COMPONENTS WITH COLOR PT-04.
12. EXPOSED STEEL STRUCTURE TO RECEIVE HPSC COATING PER SPECS U.N.O.
13. FOR ANTI-GRAFFITI COATING SEE FINISH LEGEND PT-05 AND SPECS.

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MOTHER'S BEACH
RESTROOM
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STORAGE

14110 PALAWAN WAY,
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90292

CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

FINISH SCHEDULE, NOTES,
& LEGEND

		SHEET NO.
SCALE	As indicated	A8.10
JOB NO.	19-22	
ISSUE	100% CD	
DATE	18.NOV.24	

COUNTY GENERAL NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2023 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS, AND;
   A. PROJECT SPECIFICATIONS.
   B. ALL SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
   C. COUNTY OF LOS ANGELES STANDARD PLANS AND SPECIFICATIONS.
   D. PROJECT GEOTECHNICAL REPORT.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE GRADING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADING MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADING MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OF THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAY AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLAN WHEN APPLICABLE.)
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCES OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
   A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
   B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
6. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
7. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
8. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
9. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
10. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
11. A PREVENTATIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
12. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
13. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.
14. A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33966, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.

INSPECTION NOTES:

1. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)
   A. PRE-GRADE- BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
   B. INITIAL- WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED TO FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
   C. ROUGH- WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
   D. D. FINAL- WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILTS PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
2. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

INSPECTION NOTES CONT.:

3. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
   A. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
   B. MONTHLY, AT ALL OTHER TIMES; AND
   C. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL. SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE http://dpw.lacounty.gov/bsd/dg/default/aspx. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310)530-5482. FAILURE TO PROVIDE REQUIRED INSPECTIONS REPORTS WILL RESULT IN A "STOP WORK ORDER."
4. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF THE LOS ANGELES BUILDING CODE.
5. THE GRADING CONTRACTORS SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION OF J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
6. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDING WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
7. A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33966, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.

DRAINAGE NOTES:

1. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
2. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
3. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES:

1. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM.

GENERAL GEOTECHNICAL NOTES:

1. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANTS REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
2. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 – 3RD FLOOR)
3. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT OF COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
4. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEER GEOLOGY AND SOILS ENGINEER REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH THE REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORTS(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
5. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
6. BUILDING PADS LOCATED IN CUT/ FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF FOUR (4) FEET FROM THE PROPOSED FACE OF BUILDING.

FILL NOTES:

1. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
   A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
   B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
   C. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
2. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
3. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
   A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
   B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
   C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
   D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

FILL NOTES CONT.:

4. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
   A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
   B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
   C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.
5. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
6. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
7. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
8. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
9. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
10. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

PROJECT INFORMATION:

GENERAL INFORMATION

- GRADING PERMIT APPLICATION NO. GRAD 240321000116
- EARTHWORK VOLUMES CUT 100 (CY), FILL 450 (CY)
- OVER EXCAVATION/ ALLUVIAL REMOVAL & COMPACTION 1560 (CY)
- EXPORT 0 (CY)
- TOTAL DISTURBED AREA 0.7958 (ACRES)
- TOTAL PROPOSED LANDSCAPE AREA 1,2964.62 SQUARE FEET
- TOTAL TURF AREA 0 % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
- TOTAL DROUGHT TOLERANT LANDSCAPING AREA 100 % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
- PRE-DEVELOPMENT IMPERVIOUS AREA 0.3564 (ACRES)
- POST-DEVELOPMENT IMPERVIOUS AREA 0.5176 (ACRES)
- CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND REUSE PLAN (RPP ID) RRP041124-0893
- POST-CONSTRUCTION BMP FEATURE(S) GPS COORDINATES: FILTERRA UNITS X 33.98173 ,Y -118.45714

PROPERTY INFORMATION

- PROPERTY ADDRESS 14110 PALAWAN WAY MARINA DEL RAY, CA 90292
- TRACT NO
- PROPERTY OWNER: LOS ANGELES COUNTY
- ASSESSORS ID NUMBER(S) 4224-004-901

ZONING, REGIONAL PLANING, AND OTHER AGENCY INFORMATION

- PROPERTY ZONING: PARCEL HS: OS, PARCEL 91: B
- INTENDED LAND USE:

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CD1.01	DEMOLITION PLAN	C4.01	UTILITY PLAN
CD1.02	DEMOLITION PLAN	C4.02	UTILITY PLAN
C2.00	SITE CONTROL PLAN	C4.10	LID PLAN
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SPARANO+MOONEY ARCHITECTURE

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MOTHER'S BEACH RESTROOM NON-MOTORIZED BOAT STORAGE

14110 PALAWAN WAY, MARINA DEL REY, CA. 90292

CONSULTANT

MCA ENGINEERS INC
CIVIL & STRUCTURAL
1041 S. GARFIELD AVE., SUITE 210
ALHAMBRA, CA 91801
T 323/729-6098 F 323/729-6043

SEAL

REGISTERED PROFESSIONAL ENGINEER CASILLO C. KAMEN No. C36079 Exp. 6/30/26 CIVIL STATE OF CALIFORNIA

SEAL

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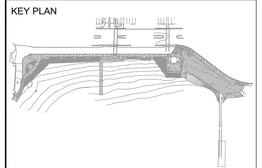
KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

GENERAL NOTES, LEGEND, AND ABBREVIATION

SCALE	NTS	SHEET NO.
JOB NO.	19-22	C1.00
ISSUE	100% CD	
DATE	18.NOV.24	

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LA COUNTY PLANNING

PROJECT SUMMARY

PROJECT NUMBER
PRJ2023-003853-(2)

HEARING DATE
December 11, 2024

REQUESTED ENTITLEMENT(S)
Coastal Development Permit No. RPPL2023005678

OWNER / APPLICANT
County of Los Angeles / Los Angeles County Department of Beaches and Harbors

MAP/EXHIBIT DATE
November 18, 2024

PROJECT OVERVIEW

The Project is a request to authorize the renovation of an existing 700-square-foot public restroom and boat storage building, including upgrades to the public restrooms to comply with current Americans with Disabilities Act ("ADA") accessibility requirements, and a 650-square-foot building expansion to provide additional storage and meeting space. The Project also includes walkway improvements in compliance with the ADA to provide better access from the promenade and the renovated building to the beach; reconstruction of the asphalt pavement and replacement of the boat storage racks within the outdoor boat storage area; creation of a designated area on the beach for temporary dry boat storage racks that will be used during Project construction; an expansion of the current outdoor dry boat storage on the sand; and landscaping improvements with drought tolerant plantings, water efficient irrigation, and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site. As part of the walkway and landscaping improvements, 15 existing non-native trees will be removed, and 20 new trees will be planted.

LOCATION
14110 Palawan Way, Marina del Rey

ACCESS
Admiralty Way and Palawan Way

ASSESSORS PARCEL NUMBER
4224-004-901

SITE AREA
20.30 Acres

GENERAL PLAN / LOCAL PLAN
Marina del Rey Land Use Plan

ZONED DISTRICT
Playa del Rey

LAND USE DESIGNATION
B (Boat Storage) and OS (Open Space)

ZONE
SP (Specific Plan)

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities
Class 2 Categorical Exemption – Replacement or Reconstruction
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures
Class 11 Categorical Exemption – Accessory Structures

KEY ISSUES

- Consistency with the Marina del Rey Land Use Plan and Coastal Act
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.46.1060 (Communitywide Design Guidelines)
  - Section 22.46.1470 (Boat Storage – Permitted Uses)
  - Section 22.46.1490 (Boat Storage – Development Standards)
  - Section 22.46.1630 (Open Space – Permitted Uses)
  - Section 22.46.1650 (Open Space – Development Standards)
  - Section 22.56.2320 (Coastal Development Permits Burden of Proof)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Shawn Skeries	(213) 893 - 7042	sskeries@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-003853-(2)
COASTAL DEVELOPMENT PERMIT NO. RPPL2023005678

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Coastal Development Permit No. RPPL2023005678 ("CDP") on October 2, 2024, November 20, 2024, and December 11, 2024.

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENTS REQUESTED.** The Permittee, the Los Angeles County Department of Beaches and Harbors ("Permittee"), requests the CDP to authorize the renovation of an existing 700 square feet restroom and boat storage building, including upgrades to the public restrooms to comply with current Americans with Disabilities Act ("ADA") accessibility requirements, and a 650-square-foot building expansion to provide additional storage and meeting space ("Project") pursuant to County Code Section 22.46.1110 (Review of New Development) and in accordance with County Code Chapter 22.56 (Coastal Development Permits). The Project is located on a property at 14110 Palawan Way in the unincorporated Marina del Rey community ("Project Site") in the B (Boat storage) and OS (Open Space) land use designations of the Marina del Rey Land Use Plan ("LUP").

   The Project also includes the following activities:

   A. Grading, consisting of 100 cubic yards of cut and 450 cubic yards of fill, with 1,560 cubic yards of over excavation / alluvial removal and compaction.

   B. Walkway improvements in compliance with the ADA to provide better access from the promenade and the renovated building to the beach.

   C. Remodeling the current outdoor dry boat storage area on the asphalt (Lease Parel 91). The asphalt pavement in poor condition will be reconstructed and the boat storage racks in poor condition will be replaced. The boat storage racks on the asphalt will be redesigned to hold an additional 32 boats.

   D. Expanding the current outdoor dry boat storage area on the sand (Lease Parcel HS). The boat storage racks on the sand will be redesigned to hold an additional six boats.

   E. Creating a designated space on the sand for temporary dry boat storage racks that will be used during construction activities.

F. Landscaping improvements with drought tolerant plantings, water efficient irrigation, and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

As part of the walkway and landscaping improvements and the redesign of the dry boat storage racks on the beach, 15 existing trees (11 palms and four paperbacks) will be removed and 20 new trees will be planted to comply with the Marina del Rey Land Use Plan tree replacement policy, which requires trees to be replaced on a 1:1 basis.

4. **PREVIOUS ENTITLEMENTS.** Coastal Development Permit Number 200800001-(4), approved by the Commission on October 15, 2008, authorized the construction and maintenance of a new storage locker for the Marina del Rey Outrigger Canoe Club.

5. **PREVIOUS ENTITELMENTS.** Coastal Development Permit Exemption Number RPPL2016001965, approved by the Director of Regional Planning on July 28, 2016, authorized the refurbishment of existing picnic area facilities.

6. **LAND USE DESIGNATION.** The Project Site is located within the B and OS land use designations of the LUP.

7. **ZONING.** The Project Site is in the Playa del Rey Zoned District and is currently zoned SP (Specific Plan). Pursuant to County Code Sections 22.46.1470 (Boat Storage Permitted Uses) and 22.46.1630 (Open Space – Permitted Uses), boat launching and the open or enclosed storage of boats, bicycle and pedestrian path rights-of-way, transient boating visitor facilities, parks, playgrounds, and beaches with all appurtenant facilities customarily found in conjunction therewith are permitted in the B and OS land use designations.

8. **SURROUNDING LAND USES AND ZONING**

LOCATION	MARINA DEL REY LAND USE POLICY	ZONING	EXISTING USES
NORTH	P (Parking) W (Water) VS / CC (Visitor- Serving Convenience Commercial) RV (Residential V – 75 dwelling units per acre maximum density)	SP	Public surface parking lot, boat slips, mixed commercial, Marina City Club Condominiums
EAST	R III (Residential III – 35 dwelling units per acre maximum density) W	SP	Residential uses, boat slips
SOUTH	W MC (Marine Commercial) P	SP	Boat slips, office space, public surface parking lot
WEST	H (Hotel) P	SP	Jamaican Inn, public surface parking lot

9. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions. The Project Site is roughly 6.5 gross acres in size and consists of one legal lot that includes Lease Parcel 91 (0.6 gross acres in size) and Lease Parcel HS (5.9 gross acres in size). The Project Site is irregular in shape with flat topography and is developed with an existing public restroom and boat storage building, dry boat storage racks, landscape and hardscape features, and appurtenant beach amenities.

   B. Site Access. The Project Site is accessible via many access points along Admiralty Way and Palawan Way to the north.

   C. Site Plan. The site plan depicts the Project Site with the existing public restroom and boat storage building, the existing dry dock boat storage area, the proposed expanded dry dock boat storage area, the promenade walkway, and hardscape and landscaping features, including the trees to be removed new trees to be planted as part of the Project. The site plan also depicts the temporary location of the dry boat racks that will be used during the construction of the Project.

   D. Parking. Surface parking lots and street parking throughout the unincorporated Marina del Rey community provide parking for access to Mother's Beach. The nearest surface parking lot is located on Lease Parcel NR. Other surface lots in the immediate vicinity include Lease Parcels IR and GR.

10. **CEQA DETERMINATION.** The Commission finds that the Project qualifies for the following Categorical Exemptions – Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 3 (New Construction or Conversion of Small Structures), and Class 11 (Accessory Structures) – from the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Guidelines for the County, because the Project involves the renovation and expansion of an existing public restroom and boat storage building, upgrades to the existing dry boat storage racks, expansion of the existing dry boat storage area on the sand, landscape and hardscape improvements, and a temporary dry boat area that will be used during construction activities. There would be no significant adverse impacts on endangered, rare, or threatened species or their habitat and there are no hazardous materials at or around the Project Site that may be disturbed or removed. Accordingly, the Project is in an area that does not contain environmental resources of hazardous or critical concern and is not considered a particularly sensitive environment. The Project is also not expected to impact scenic or historic resources. The Project Site is not on any hazardous waste site list. Therefore, the proposed Project is not subject to an exception to the CEQA exemptions, and the Class 1, 2, 3, and 11 Categorical Exemptions may be applied.

11. **PUBLIC COMMENTS.** No public comments were received regarding the Project before County Department of Regional Planning ("LA County Planning") staff submitted the Report to the Commission dated September 19, 2024. However, public comments were received after the Report was issued, including comments from two local boating clubs, the Los Angeles Rowing Club and the Marina del Rey Outrigger

Canoe Club, which were included in Supplemental Reports to the Commission dated September 26, 2024, October 1, 2024, and November 7, 2024. These comments expressed concerns over the temporary displacement of the storage racks for kayaks and canoes and a desire for an alternative area for the storage of kayaks and canoes in the vicinity of the Project Site during construction. These comments also expressed concerns regarding the widening of the sidewalk on the ocean side and concerns regarding the design of the proposed renovation of the public restroom and boat storage building, which are related to the functionality of the building.

After receiving the initial public comments, Staff reached out to the Permittee and asked them to review these comments. The Permittee advised Staff that they had been actively communicating with the local boating clubs to address storage needs during the Project's construction period. The Permittee had identified some areas in the vicinity of the Project Site and were committed to exploring other feasible solutions. Given the increased concerns regarding the Project, the Permittee agreed to conduct further outreach to address all the concerns. At the public hearing on October 2, 2024, they requested a public hearing continuance to November 20, 2024, to complete this outreach, which is described in Finding 12, below.

12. **COMMUNITY OUTREACH.** Community outreach was conducted on October 10, 2024, and October 30, 2024, to address concerns regarding the design of the Project and the need to establish temporary storage for kayaks, canoes, and stand-up paddle boards during construction of the Project. As of the result of the community outreach efforts, the Project scope was adjusted to accommodate the issues raised by the public. Additionally, the Permittee, after concluding the outreach, concluded that there is a greater need for dry boat storage in the area. Therefore, the Project scope was also adjusted to include an expansion of the existing dry boat storage area located on the sand.

13. **AGENCY RECOMMENDATIONS.**

A. County Department of Public Works: In a letter dated February 5, 2024, they stated they had no comments and cleared the Project to proceed to a public hearing.

B. County Fire Department: In a letter dated December 20, 2023, cleared the Project to proceed to a public hearing with required conditions of approval.

C. County Department of Public Health: In a letter dated March 21, 2024, cleared the Project to proceed to a public hearing with required conditions of approval.

D. County Department of Parks and Recreation: On December 27, 2023, cleared the Project to proceed to a public hearing and stated that it would have no impacts on their facilities.

E. Marina del Rey Design Control Board ("Design Control Board"): In a letter dated October 18, 2023, approved the Project with conditions.

14. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper (*The Argonaut*), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On August 22, 2024, a total of two Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 33 notices to those on the courtesy mailing list for the Playa del Rey Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Marina del Rey LUP because the B and OS land use designations are intended for boat launching and the open or enclosed storage of boats, in addition to transient boating visitor facilities, parks, playgrounds and beaches, with all appurtenant facilities. The proposed Project promotes the California Coastal Act's and the Marina del Rey LUP's goals of allowing the storage and repair of boats in addition to providing urban, passive, and recreational opportunities.

16. **GOALS AND POLICIES.** The Commission finds that the following goals and policies of the General Plan, the Marina del Rey LUP, and the California Coastal Act are applicable to the Project.

General Plan:

a. **Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.** The Project addresses the need to ensure that adequate recreational boating support facilities and services are provided, and the Project provides improvements to the public promenade to increase public enjoyment of the outdoor environment of the surrounding marina area.

b. **Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.** The Project will adhere to the Marina del Rey Design Guidelines, which focus on connecting people to the waterfront, improving the condition of the natural environment, and enhancing non-motorized boating infrastructure, such as parking, restrooms, rinse areas, and storage. Additionally, the Project is consistent with relevant location-specific design guidelines in the Marina Beach activity district. The general land use and urban design guidelines for these areas aim to realize a visitor-serving atmosphere with an emphasis on recreation and nonmotorized boating activities.

c. **Goal LU 10: Well-designed and healthy places that support a diversity of built environments.** The Project will enhance coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. The Project includes hardscape improvements, such as sitting areas, a picnic table, bicycle racks, and dog watering areas, to attract patrons to enjoy the natural beauty of the marina environment.

Marina del Rey Land Use Plan:

d. **Marina del Rey Land Use Plan – Element A.1, Policy 1: Public Access to Shoreline a Priority. Maximum public access to and along the Shoreline within the LCP Area shall be a priority goal of this Plan, balanced with the need for public safety, and protection of private property rights and sensitive coastal resources. This goal shall be achieved through the coordination and enhancement of the following components of a public access system: pedestrian access, public transit, water transit, parking, bikeways, circulation network, public views and directional signs and promotional information.** The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will be increased to ten feet to allow improved accessibility to the waterfront in compliance with the ADA. Hardscape improvements will include redesigned sitting areas and bicycle racks.

e. **Marina del Rey Land Use Plan – Element A.1, Policy 2: Existing public access to the shoreline or waterfront shall be protected and maintained. All development shall be required to provide public shoreline access consistent with Policy 1.** The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will increase to ten feet.

f. **Marina del Rey Land Use Plan – Element A.1, Policy 3: All development in the existing Marina shall be designed to improve access to and along the shoreline. All development adjacent to the bulkhead in the existing Marina shall provide pedestrian access ways, benches and rest areas along the bulkhead, except where safety may be compromised, such as boatyards, dry stack storage facilities, launch ramps and public and private hoists or small craft staging areas, as well as sheriff, fire, and lifeguard facilities.** The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards, replacing the old dry stack storage area with new racks, and expanding the current dry boat storage area on the sand. In addition, the sidewalk along Palawan Way will be increased to ten feet in width and will incorporate features such as benches, rest areas, bicycle racks, picnic tables, and pet friendly watering stations.

g. **Marina del Rey Land Use Plan – Element A.1, Policy 4: All development in the existing Marina, other than as set forth above, shall provide for public access from the first public road to the shoreline along all fire roads and across all dedicated open space areas consistent with the Shoreline Access Improvements, shown on Map 4.** The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will increase to ten feet.

h. **Marina del Rey Land Use Plan – Element A.1, Policy 11: Pedestrian Access Improvements. The County has improved pedestrian travel along the public roads and mole roads in Marina del Rey. To encourage pedestrian travel, the County now requires development projects to widen sidewalks from five to eight feet along their frontage of Admiralty Way, Via Marina, and Fiji Way. Also, the County now requires developments to provide a five-foot sidewalk along their mole road frontage. To further increase pedestrian travel, the County has added new pedestrian crosswalks with traffic signal protection across Admiralty Way at the west leg of Mindanao Way, at the Marvin Braude Bike Trail crossing of Admiralty Way at the library (Parcel 40), at the Fire Station (Parcel 129) and at Parcel 125.** The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will increase to ten feet.

i. **Marina del Rey Land Use Plan – Element A.1, Policy 14: Waterfront Viewing Opportunities. Public opportunities for viewing the Marina's scenic elements, particularly the small craft harbor water areas, shall be enhanced and preserved.** The Project provides increased and enhanced accessibility to the waterfront. Hardscape improvements will include redesigned sitting areas along the promenade.

j. **Marina del Rey Land Use Plan – Element A.3, Policy 1: Recreational Boating a Top Priority. Recreational boating shall be emphasized as a priority use throughout the planning and operation of the Marina. To help achieve this goal, the Plan shall strive to ensure that adequate support facilities and services are provided including, but not limited to, the following: boat slips, a fueling dock, boat repair yards, boat dry storage yards, launch ramps, boat charters, day-use rentals, equipment rentals and on-going maintenance of the marina harbor and entrance channel, bulkhead repair, pollution control, safety and rescue operations, and sufficient parking for boaters. Emphasis shall be given to providing water access for the small boat owner through provision of public ramp facilities.** The Project enhances recreational boating support facilities and services, including dry storage and storage rentals, ensuring they will continue to be adequate to meet demand. In addition, the Project includes the replacement and reconfiguration of the surrounding dry boat storage racks and an expansion of the current dry boat storage area on the sand, which will serve the public by increasing the boat storage capacity and by providing a permanent boat wash area.

k. **Marina del Rey Land Use Plan – Element B.4, Policy 4.1: Marine Resources. All new development and redevelopment shall be designed to prevent and minimize the discharge of pollutants that would cause or contribute to receiving water impairment or exceedances of state water quality standards.** Best management practices ("BMPs") implemented during construction will minimize runoff and erosion, and material pollution controls, along with waste management controls, will be implemented in compliance with County requirements. In addition, the Project will incorporate stormwater capture and

filtration improvements to advance water quality goals for the unincorporated Marina del Rey community.

l. **Marina del Rey Land Use Plan – Element B.4, Policy 4.2: Water Quality Management Plan.** The Project incorporates stormwater capture and filtration improvements to advance water quality improvements for the unincorporated Marina del Rey community. In addition, the Project incorporates water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled public restroom and boat storage building, and the Project incorporates drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

m. **Marina del Rey Land Use Plan – Element B.4, Policy 4.5: Water Quality Management Plan. Policies Specific to Construction Related Activities.** BMPs implemented during construction will minimize runoff and erosion, and material pollution controls, along with waste management controls, will be implemented in compliance with County requirements. In addition, the Project incorporates water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled public restroom and boat storage building, and the Project incorporates drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

n. **Marina del Rey Land Use Plan – Element B.4, Policy 4.6: Water Quality Management Plan. Construction and Maintenance Responsibilities and Debris Removal.** BMPs implemented during construction will minimize runoff and erosion, and material pollution controls, along with waste management controls, will be implemented in compliance with County requirements. In addition, the Project incorporates water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled public restroom and boat storage building, and the Project incorporates drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

o. **Marina del Rey Land Use Plan – Element B.5 Policy 5.3.7: Tree Management Policies. Removal of any tree shall require mitigation at a 1:1 ratio.** The Project is proposing to remove 15 non-native trees and is proposing to plant 20 non-invasive replacement trees.

p. **Marina del Rey Land Use Plan – Element C.8 Policy 4: Land Development Entitlement Procedure.** On October 18, 2023, the Design Control Board approved a conceptual design of the Project with conditions. The Permittee must return to the Design Control Board for final design approval after the Commission's final action.

Coastal Act:

q. **Coastal Act Policy 30211: Development not to interfere with access.** The Project will increase and enhance the public's right to access the marina by upgrading the existing walkway, which will provide persons with physical disabilities with greater access to the marina.

r. **Coastal Act Policy 30224: Recreational boating use; encouragement; facilities.** The Project will address the need to ensure that adequate recreational boating facilities and services are provided, including opportunities for dry storage and storage rentals.

s. **Coastal Act Policy 30231: Biological productivity; water quality.** The Project provides stormwater capture and filtration improvements to advance water quality goals

t. **Coastal Act Policy 30252: The location and amount of new development should maintain and enhance public access to the coast.** The Project supports this policy because the Project consists of enhancements to pedestrian access areas, including improved access for persons with physical disabilities.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the SP (Specific Plan) zoning classification because the renovation of the existing restroom and boat storage building, including upgrades to the public restrooms, the expansion of the existing building to provide additional storage and meeting space, upgrades to the existing dry boat storage areas, the expansion of the existing dry boat storage area on the beach, the hardscape and landscaping improvements, and the appurtenant facilities are permitted in such zone pursuant to County Code Sections 22.46.1470 and 22.46.1630.

18. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.46.1490 (Boat Storage – Development Standards) because the front, rear and side yard setbacks are all at least five feet wide. The Project's front yard setback is over 27 feet and the Project's side yard setback is 15 feet from the adjacent lease parcel.

19. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1490 because the proposed building addition is less than 25 feet tall. The existing building and the proposed addition are approximately 17 feet in height. Additionally, the Project is consistent with the standard identified in County Code Section 22.46.1650 (Open Space – Development Standards) because the proposed storage cabinets and dry dock boat racks are between five and six feet, respectively, which is less than the maximum height of 45 feet.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the Project is an existing use that utilizes existing multiuse surface parking facilities in the immediate area, which provides for shoreline access and recreational uses. Furthermore, the addition to the existing building, the replacement of the dry dock storage racks, and the hardscape improvements do not require additional parking to be provided.

21. **SIGNS.** The Commission finds that the Project's temporary discretional sign informing the public of the restroom closure and directing them to a nearby facility is exempt from the sign requirements and standards identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the proposed signs are temporary in nature. Furthermore, the Design Control Board is not required to review the proposed signs.

22. **LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the proposed landscaping includes replanting of removed trees, the Project includes measures to protect the soil, and the Project allows visual access into the marina area. As part of the landscaping improvements and the walkway improvements, 15 existing trees will be removed, and 20 new trees will be planted. The Marina del Rey Annual Nesting Bird Survey Project 2023 Annual Report, prepared in July 2023, states that suitable nesting/roosting trees line Palawan Way near this Project. Therefore, the conditions of Project approval will require an onsite bird monitor during tree removal activities. Landscaping improvements will include drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

23. **VIEW CORRIDOR.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the building addition will not be taller than the existing building and the addition will be on the waterside of the existing building, so it will not obstruct views from the walkway. In addition, the new proposed landscaping improvements, including the placement of the new trees, will not obscure views.

24. **COMMUNITY IDENTITY ELEMENTS.** The Commission finds that the Project is consistent with the elements identified in County Code Section 22.46.1050 (Community Identity Elements) because the walkways and bicycle trails are a primary means for access to activities in the marina. Designing these elements with safety and compatibility in mind is of utmost importance in facilitating the public use and enjoyment of the marina. This County Code Section states that all walkways must be accessible to the physically impaired and outdoor eating patios are encouraged along the bicycle and pedestrian trails. The Project enhances access to the beach for persons with physical disabilities and incorporates sitting areas along the promenade.

25. **REVIEW OF NEW DEVELOPMENT.** The Commission finds that the Project is consistent with the elements identified in County Code Section 22.46.1110.D (Review of New Development) because the Design Control Board approved a conceptual

design of the Project, with conditions, on October 18, 2023. The Permittee must return to the Design Control Board for final design approval after the Commission's final action.

COASTAL DEVELOPMENT PERMIT FINDINGS

26. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** The proposed uses are permitted at this location because the Project Site is in the Marina del Rey Specific Plan's Boat Storage and Open Space land use designations. The Marina del Rey Specific Plan is the local implementation program of the Marina del Rey Local Coastal Program.

27. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project will not encroach upon the existing public promenade between the Project Site and the waterfront. The Project includes a water sports equipment rental facility, open to the public and facing the promenade, to encourage recreation and access to coastal resources.

ENVIRONMENTAL FINDINGS

28. The Commission finds that the Project is exempt from the CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1 Categorical Exemption – Existing Facilities), 15302 (Class 2 Categorical Exemption – Replacement or Reconstruction), 15303 (Class 3 Categorical Exemption – New Construction or Conversion of Small Structures), and 15311 (Class 11 Categorical Exemption – Accessory Structures). The Project involves the renovation and expansion of an existing public restroom and boat storage building, upgrades to the existing dry boat storage racks, expansion of the existing dry boat storage area on the sand, landscape and hardscape improvements, and a temporary dry boat storage area that will be used during construction activities. The Project is not subject to an exception to the CEQA exemption because it is not located in an environmentally sensitive area and the Project Site does not contain any scenic or historic resources. Therefore, the Project is not expected to have any significant effects on the environment. Accordingly, the Project is in an area that does not contain environmental resources of hazardous or critical concern and is not considered a particularly sensitive environment. The Project is also not expected to impact scenic or historic resources because the Project consists of improvements to an existing public restroom and boat storage building, the replacement of existing dry dock storage racks with new racks, and accessory improvements, including landscape and hardscape elements, which are accessory to the existing permitted beach and dry boat storage area.

ADMINISTRATIVE FINDINGS

29. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based

in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

Regarding the Coastal Development Permit:

A. That the proposed development is in conformity with the certified local coastal program.

B. That the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt CEQA pursuant to State CEQA Guidelines sections 15301, 15302, 15303, and 15311 (Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 3 (New Construction or Conversion of Small Structures), and Class 11 (Accessory Structures) Categorical Exemptions); and

2. Approves **COASTAL DEVELOPMENT PERMIT NO. RPPL2023005678** subject to the attached conditions.

ACTION DATE: December 11, 2024

MG:RG:SS

11/27/2024

c: Regional Planning Commission, Zoning Enforcement, Building and Safety, California Coastal Commission

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003853-(2)
COASTAL DEVELOPMENT PERMIT NO. RPPL2023005678

PROJECT DESCRIPTION

This project is the renovation of an existing 700-square-foot public restroom and boat storage building, including upgrades to the public restrooms to comply with current Americans with Disabilities Act accessibility requirements, a 650-square-foot building expansion to provide additional storage and meeting space, hardscape and landscape improvements along the adjacent public promenade, enhancements and improvements to the existing dry boat storage areas, expansion of the existing dry boat storage area on the sand, and a temporary dry boat storage area on the beach during construction, subject to the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7, shall be effective immediately upon the date of final approval of this grant by the County.

3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

6. Upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum of **$441.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one** inspection.

   Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the approval of the Permittee pursuant to LA County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

   If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238.

10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Health to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove, or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one digital copy** of

a modified Exhibit "A" shall be submitted to LA County Planning by **January 13, 2025**.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and the applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

18. This grant authorizes the renovation of the existing public restroom and boat storage building, a building expansion to include additional storage and public meeting space, improvements to the existing dry boat storage facility on Lease Parcel 91, and an increased number of dry boat storage racks on Lease Parcel 91.

19. This grant authorizes the renovation and expansion of the dry boat storage facility on Lease Parcel HS and a temporary dry boat storage area on Lease Parcel HS that will be used during project construction.

20. The grant authorizes the hardscape and landscape improvements along the public promenade throughout the Project Site.

21. The grant authorizes the maintenance of the landscape improvements referenced in Condition 20, above. The Permittee shall conduct nest bird surveys prior to any maintenance of trees during the nesting season.

22. Grading amounts shall be limited to 100 cubic yards of cut, 450 cubic yards of fill, and 1,560 cubic yards of over excavation / alluvial removal and compaction.

23. Public access to the beach shall remain open throughout project construction.

24. A certified bird monitor shall be in place during project construction. A nesting bird survey shall be prepared prior to construction and the Permittee shall provide a copy to LA County Planning.

25. Signage directing the public to nearby restroom facilities shall be temporary in nature and removed once the project is completed.

26. The temporary dry boat storage racks shall be removed 90 days after the project is completed.

27. The Permittee shall comply with all the conditions set forth in the attached Marina del Rey Design Control Board ("DCB") letter dated October 18, 2023.

28. All development associated with this approval shall not encroach into the mean high tide.

29. The Permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 20, 2023.

30. The Permittee shall comply with all conditions set forth in the attached County Public Health letter dated March 21, 2024.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

31. The Permittee shall consult with the County Fire Department's Fire Prevention Engineering Section Building Plan Check Unit to determine any requirements within their purview that may apply to this project.

Attachments:
Exhibit D-1 DCB letter dated October 18, 2023
Exhibit D-2 Fire Department letter dated December 20, 2023
Exhibit D-3 Public Health Department letter dated March 21, 2024
Exhibit D-4 Marina del Rey Annual Nesting Bird Survey Project

LA COUNTY PLANNING

COASTAL DEVELOPMENT PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section 22.56.2320: Application - Burden of Proof, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
Please see attached.
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
Please see attached.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this 29 day of January at Marina del Rey

Signed _____

Pursuant to County Code Section 22.56.2320: Application - Burden of Proof, the applicant shall substantiate the following:

A. That the proposed development is in conformity with the certified local coastal program. The following Marina del Rey Land Use Plan (LUP) policies are applicable to the proposed project:

- Shoreline Pedestrian Access Policies 1,2, 3, and 4
- Pedestrian Access Improvements Policy 11
- Waterfront Viewing Opportunities Policy 14
- Recreational Boating Policies 1, 5, and 8
- Marine Resources Policies 4.1, 4.2, 4.5, and 4.6

The proposed project would not conflict with applicable LUP policies regarding maintaining and enhancing public access to the shoreline (Shorelines Pedestrian Access Policies 1, 2, 3 and 4; Pedestrian Access Improvements Policy 11). The project would enhance coastal access by upgrading the adjacent walkway promenade to comply with current accessibility standards, constructing a new Americans with Disabilities Act (ADA) conforming path of travel to the existing boat dock entry, and renovating the existing restrooms to accessibility standards including the installation of new curbs and guardrails and the reconfiguration of door widths. In addition, the sidewalk along Palawan Way would be 10' wide (Pedestrian Access Improvements Policy 11). Furthermore, public opportunities for viewing the Marina's scenic elements, shall be preserved (Waterfront Viewing Opportunities Policy 14).

The project would address the need to ensure adequate recreational boating support facilities and services are provided including, opportunities for dry storage, storage rentals, and pollution control (Recreational Boating Policies 1, 5, and 8). The proposed project would include the replacement and reconfiguration of the surrounding elevated dry boat storage racks serving the public to increase capacity and incorporate stormwater capture and filtration improvements to advance water quality improvement goals for the Marina (Marine Resources 4.2). The proposed project would provide a permanent boat wash area with integrated improvements to capture and clean the runoff before it enters the harbor, opportunities for rentable storage amenities, and new hardscape, landscaping, and other amenities as indicated on the project plans.

Best management practices (BMPs) implemented during construction would minimize runoff and erosion, and material pollution controls, along with waste management controls, would be implemented in compliance with County requirements (Marine Resources 4.1, 4.5, and 4.6).

The project would also adhere to the Marina del Rey Design Guidelines, which ensure focus on connecting people to the waterfront (Design Objective 1(a)), improving the condition of the natural environment (Design Objective 5(a)), and enhancing non-motorized boating infrastructure such as parking, restrooms, rinse areas, and storage (DG. 94). Additionally, the project would be consistent with relevant location-specific design guidelines in the Marina Beach activity district, which would ensure the general land use and urban design recommendations for this area aim to realize a visitor-serving atmosphere with an emphasis on recreation and nonmotorized boating activities.

Therefore, the proposed project would not conflict with the Coastal Act, Marina del Rey LCP Land Use Plan, and the Marina del Rey Specific Plan.

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Marina del Rey is located within the jurisdiction of the California Coastal Commission's (CCC) Coastal Zone and is subject to the California Coastal Act (Coastal Act). The Coastal Act guides how the land along the California coast is developed and emphasizes the important of the public being able to access the coast and the preservation of sensitive coastal and marine habitat. The following Coastal Act policies would be applicable to the proposed project:

- 30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

- 30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water dependent land uses that congest access corridors and preclude boating support facilities, providing harbors or refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

- 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed project would not conflict with applicable policies of the Coastal Act regarding maintaining and enhancing public access to the coast and recreational boating facilities. The project would upgrade the existing walkway to comply with current accessibility standards and the reconfigured walkway would connect to a new ADA conforming path of travel from the promenade to the existing boat dock entry. This proposed walkway and path of travel would allow greater public access to the marina and recreational boating facilities. Furthermore, the project would address the need to ensure adequate recreational boating support facilities and services are provided including, opportunities for dry storage, storage rentals, and pollution control. In addition, stormwater capture and filtration improvements would be implemented to advance water quality improvement goals for the Marina.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	September 19, 2024
PROJECT NUMBER:	PRJ2023-003853-(2)
PERMIT NUMBER(S):	Coastal Development Permit ("CDP") No. RPPL2023005678
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	14110 Palawan Way, Marina del Rey
OWNER:	County of Los Angeles
APPLICANT:	Los Angeles County Department of Beaches and Harbors
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov

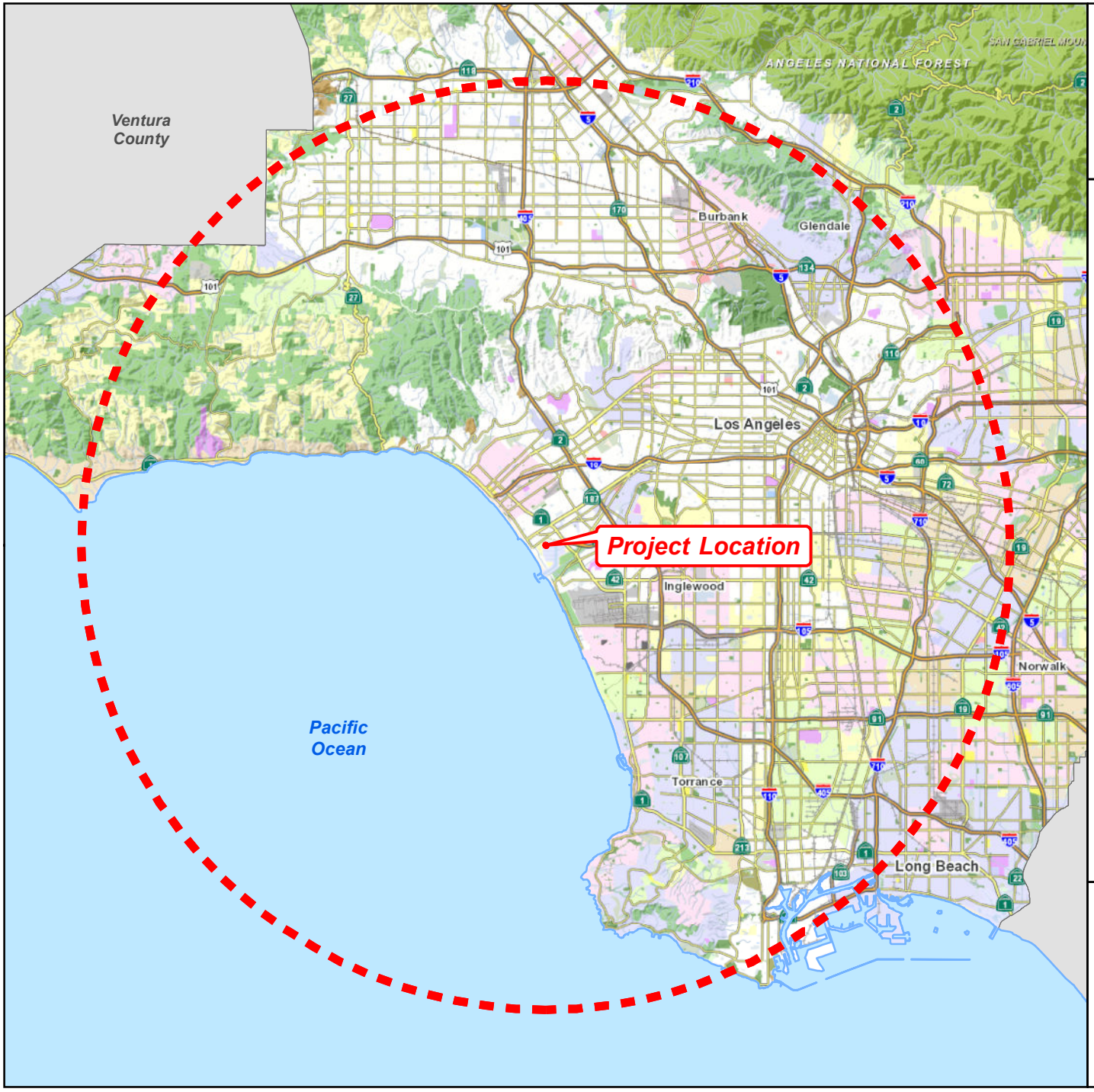
Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 3 (New Construction), and Class 11 (Accessory Structures) Categorical Exemptions under State CEQA Guidelines Sections 15301, 15302, 15303, and 15311 because the Project involves the renovation and expansion of an existing public restroom and boat storage building, upgrades to the existing dry boat storage racks, expansion of the existing dry boat storage area on the sand, landscape and hardscape improvements, and a temporary dry boat storage area that will be used during construction activities. There would be no significant adverse impacts on endangered, rare, or threatened species or their habitats, and there are no hazardous materials at or around the Project Site that may be disturbed or removed. Accordingly, the Project is in an area that does not contain environmental resources of hazardous or critical concern and is not considered a particularly sensitive environment. The Project is also not expected to impact scenic or historic resources. The Project Site is not on any hazardous waste site list. Therefore, the proposed Project is not subject to an exception to the CEQA exemptions, and the Class 1, 2, 3, and 11 Categorical Exemptions may be applied.

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-003853

CDP RPPL2023005678



Miles

0 5 10

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-003853

CDP RPPL2023005678

Miles

0 1.5

N

LA COUNTY PLANNING

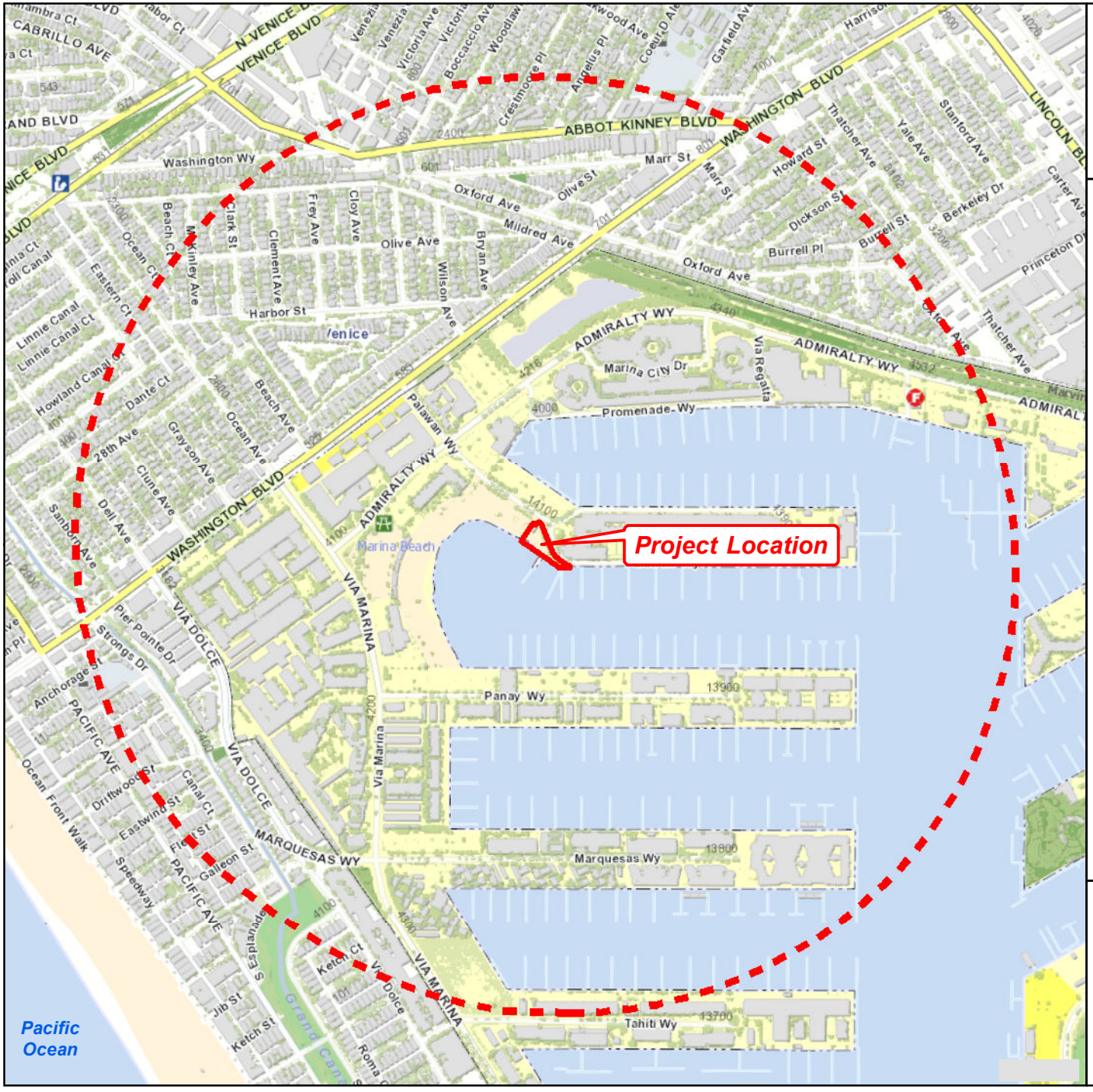
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-003853

CDP RPPL2023005678



Miles

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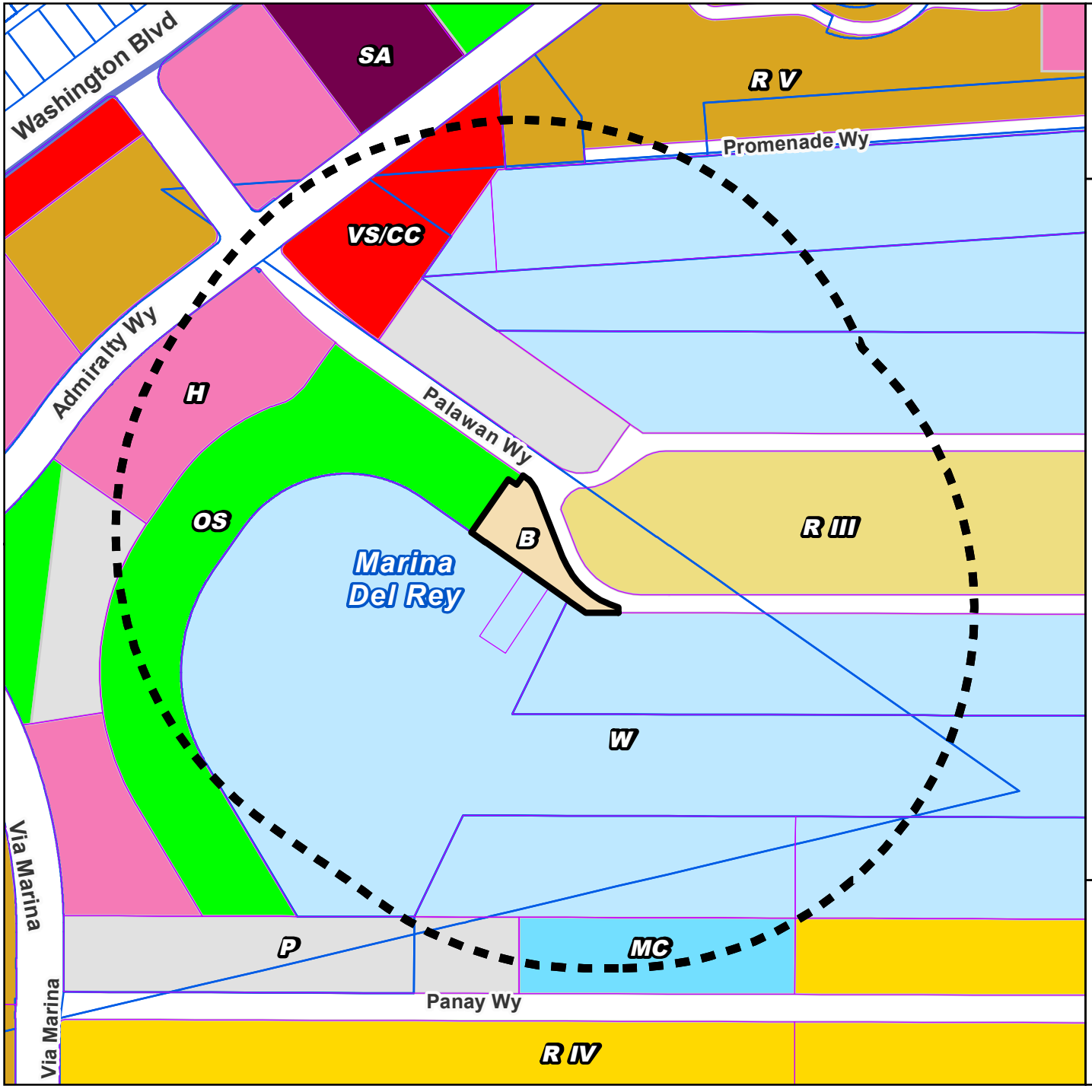
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003853

CDP RPPL2023005678

- Marina Del Rey Lease Parcel
- Assessor Parcel

Marina Del Rey

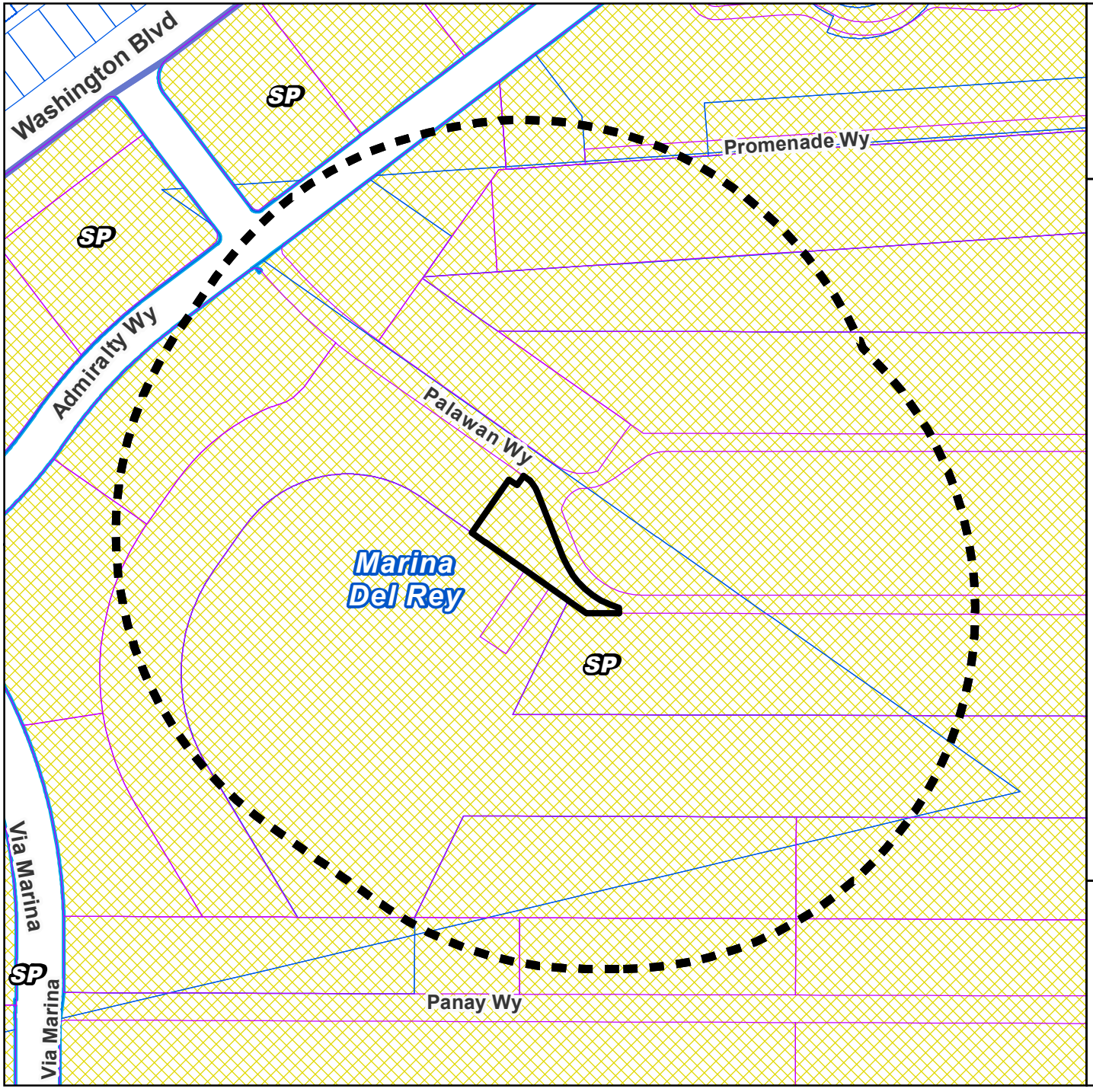
- R III - Residential III (35 du/ac)
- OS - Open Space
- B - Boat Storage
- MC - Marine Commercial
- W - Water
- R IV - Residential IV (45 du/ac)
- P - Parking
- H - Hotel
- VS/CC - Visitor-Serving / Convenience Commercial
- R V - Residential V (75 du/ac)
- SA - Seniors Accommodation

Feet

0 200 400

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003853

CDP RPPL2023005678

- Marina Del Rey Lease Parcel
- Assessor Parcel
- SP - Specific Plan

Feet

0 200 400

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-003853
CDP RPPL2023005678

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2023

Marina Del Rey Lease Parcel

Assessor Parcel

Feet
0 50 100

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

MARINA BEACH EXISTING SITE PHOTOS

MARINA BEACH EXISTING SITE PHOTOS

MARINA BEACH EXISTING SITE PHOTOS

MARINA BEACH EXISTING SITE PHOTOS

MARINA BEACH EXISTING SITE PHOTOS

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
IN REPLY PLEASE
REFER TO FILE: LD-4

February 5, 2024

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Shawn Skeries

FROM: James Chon
Land Development Division

COASTAL DEVELOPMENT PERMIT (RPPL2023005678)
14110 PALAWAN WAY
ASSESSOR'S MAP BOOK 4224, PAGE 4, PARCEL 901
UNINCORPORATED MARINA DEL REY

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The Marina Beach, or "Mother's Beach," Boat Restroom/Non-motorized Boat Storage Project would include the renovation of an existing 700-square-feet office and public restroom building located at 14110 Palawan Way in Marina del Rey.

☒ Public Works has no comments, and this memo will serve as clearance for our review.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any questions, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4915 or egerlits@pw.lacounty.gov.

EG:la
P:\LDPUB\SUBPCHECK\PLAN CHECKING FILES\CUP\RPPL2023005678 - 14110 PALAWAN WAY\2024-01-02 SUBMITTAL\DPW_CLEARED_2024-01-25_RPPL2023005678.DOCX

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2023005678	PROJECT NUMBER:	PRJ2023-003853 - Mothers Beach Improvements
CITY/COMMUNITY:	Marina del Rey	STATUS:	Cleared
PROJECT ADDRESS:	14110 Palawan Way Marina Del Rey, CA 90292	DATE:	12/20/2023

CONDITIONS

1. The Fire Department Land Development Unit recommend clearance of the CDP for the Mother Beach Restroom/Boat Storage Renovation and Promenade project. Prior to building permit issuance, consult with the Fire Department's Fire Prevention Engineering Section Building Plan Check Unit for any requirements they may have for this development.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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Kathryn Barger
Fifth District

March 21, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Shawn Skeries

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2023005678
14110 PALAWAN WAY MARINA DEL REY CA 90292

Thank you for the opportunity to review the subject project for a Coastal Development Permit (CDP). The applicant, (The Marina Beach or Mother's Beach) Boat Restroom/Non-motorized Boat Storage Project proposes the renovation of an existing 700 sq. ft. office and public restroom building, upgrade a walkway promenade along the facility perimeter, incorporate stormwater improvements, replace the boat storage racks, include a public rinse off area, ADA path from the promenade to the boat docking entry, new hardscape, landscaping, and other amenities.

The applicant provided a water bill from Los Angeles County Public Works Waterworks Districts with a billing date of March 04, 2024. Moreover, the applicant utilizes the existing public sewer service currently available at the project site.

☒ Public Health conditions for this project have been met as of the date of this letter.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential Air-Conditioning).

1.1 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

1.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

1.3 Community Noise
Ordinance:
12.08.530 Residential air conditioning or refrigeration equipment
Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property.

Findings:

The subject site was zoned for governmental use, and there was one multi-family residential apartment complex east of the subject site. Per the applicant:

1. the equipment that could be used for the project includes a mini excavator, skid steers, concrete saw cutter, jack hammer, compressors, nail gun, and/or small hand tools. In addition, a dumpster, delivery trucks, and cement truck could also be utilized.
2. most of the noise for the project would be during demolition and materials would be deposited in a dumpster or dump truck. Other

noise could arise from safety backup beepers and moving material around.
3. this noise would be standard construction noise and is not expected to significantly impact the nearby residential apartment complex.
4. construction is anticipated to last 12 months.

On January 19, 2024, noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA) south of the apartment complex (14000 Palawan Way) on sidewalk to determine background noise levels. Measuring background noise assists in determining allowable construction or operational noise levels.

As shown in Table 5 below, the exterior ambient noise level results did not exceed the residential L50, L25, L8.3, L1.7 noise standards except for the L0. The exceedance was caused by a loud motorcycle passing by. As a result, the L0 background noise level becomes the exterior noise standards (see highlighted noise level).

Exterior Noise Standards, dBA											
Area Background	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Residential	4:51 p.m. – 5:51 p.m.	50	49.4	55	53.3	60	58.4	65	63.4	70	80.7

Table 5. Std = Standard dBA that may not exceed the cumulative period.

1.4 Recommendations

1.4.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

1.4.2 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

1.4.3 Community noise

1. Ensure air-conditioner noise level does not exceed 55 dBA at the neighboring property line.

1.4.4 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

Prior to demolishing/renovation of the existing building, asbestos, lead-based paint, or other hazardous material need to be identified and addressed. Adhere to all applicable rules and regulations including the South Coast Air Quality Management District regulations.

For questions regarding the above comments, please contact Yonas Taye, Environmental Hygiene Program, at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning and Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_ 14110 PALAWAN WAY MARINA DEL REY CA 90292_RPPL2023005678_03.21.2024.

(424) 526-7777 ✦ 13837 Fiji Way, Marina del Rey, CA 90292 ✦ beaches.lacounty.gov

Caring for Our Coast

Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

DESIGN CONTROL BOARD REVIEW
DCB # 23-011

PARCEL NAME: Marina "Mother's" Beach Restroom/Non-Motorized Boat Storage

PARCEL NUMBER: HS & 91

REQUEST: Conceptual Design Consideration of Proposed Site Improvements

ACTION: Approved with conditions

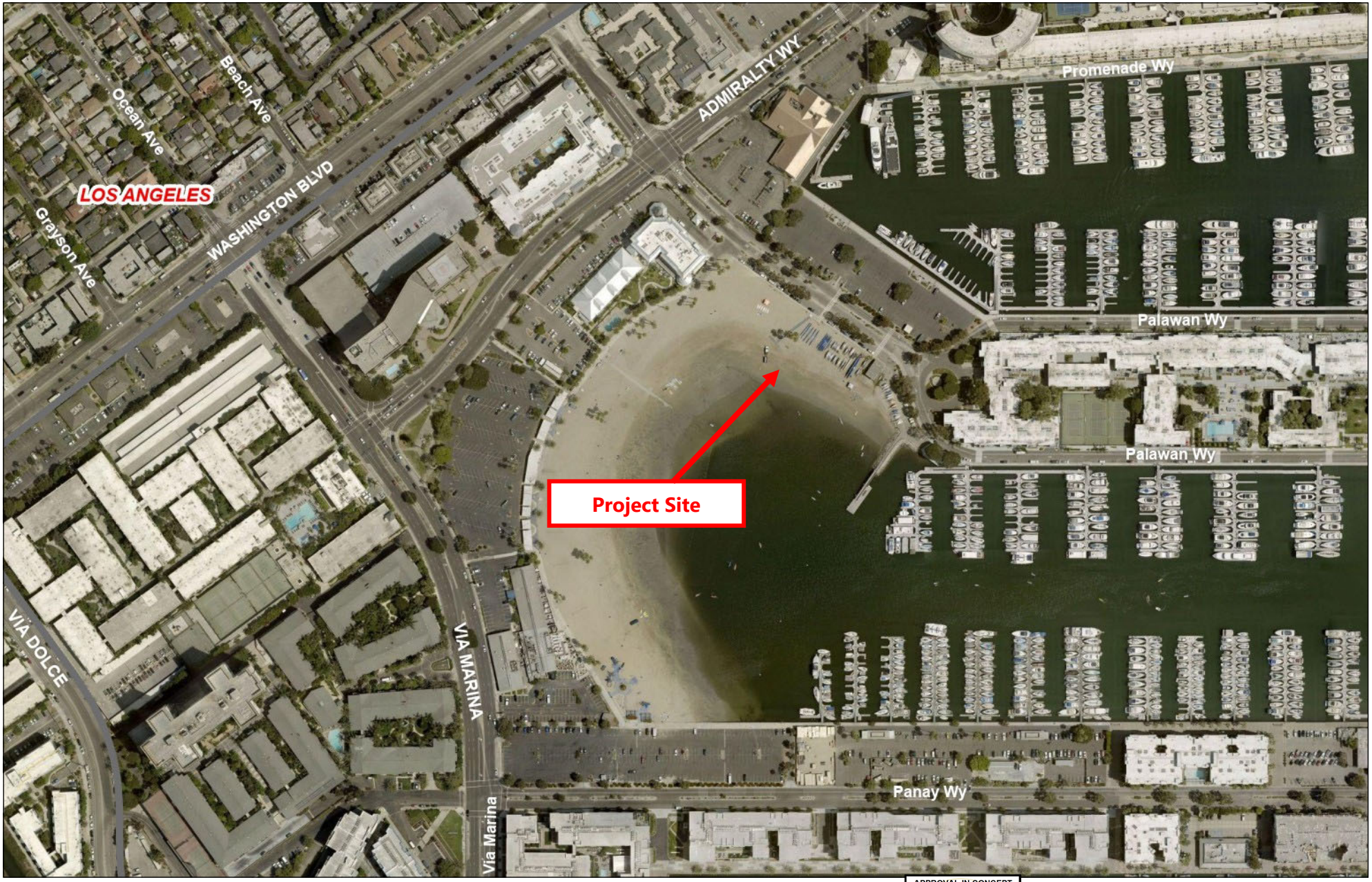
CONDITIONS:

1) The Applicant shall consider the Board's recommendations regarding the restroom layout and all finishes and lighting details shall be provided during the Final Design review.

2) The Applicant shall obtain approval from the Department of Regional Planning.

3) The Applicant shall return to the Design Control Board for Final Design approval.

MEETING DATE: October 18, 2023



0 156 312 Feet

Marina "Mother's" Beach

Vicinity Map

APPROVAL IN CONCEPT
COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS
PLANNING DIVISION
Tamika Simmons
10/18/2023
DCB Project No. 23-011
Coastal Improvement Fund Fee:
☐ Paid ☒ Not Required

DBH
Approval in Concept
Page 1 of 18

Printed: 10/5/23

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LA COUNTY PLANNING

14110
30 MIN
PARKING
AT ALL
TIMES

MARINA BEACH EXISTING SITE PHOTOS

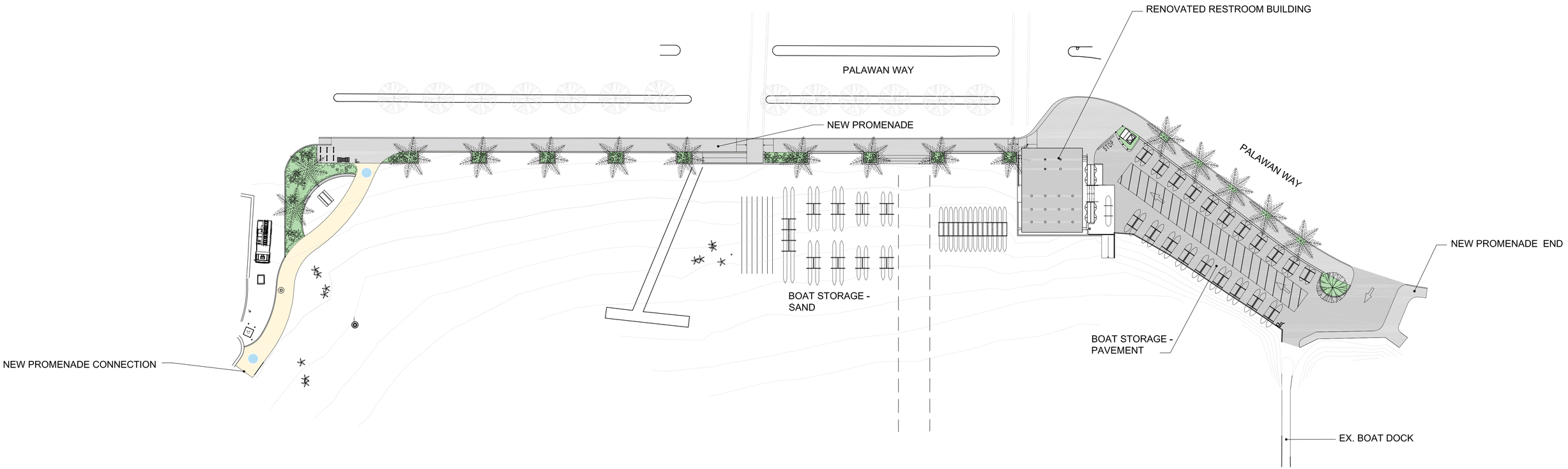
MARINA BEACH EXISTING SITE PHOTOS

15
MPH
30 MIN PARKING AT ALL TIMES

30 MIN PARKING AT ALL TIMES

15
MPH
NO
STOPPING
ANY TIME

14110
14110
30 MIN
PARKING
AT ALL
TIMES
LOS ANGELES COUNTY
DEPARTMENT OF BEACHES AND HARBORS
DINGHY STORAGE
BY PERMIT ONLY
UNPERMITTED VESSELS WILL BE
REMOVED AT OWNER'S EXPENSE
INFORMATION: (424) 526-7890
13648 MINDANAO WAY
MARINA DEL REY, CA 90292
BEACH



0 8 16 32
SCALE 1"=32'

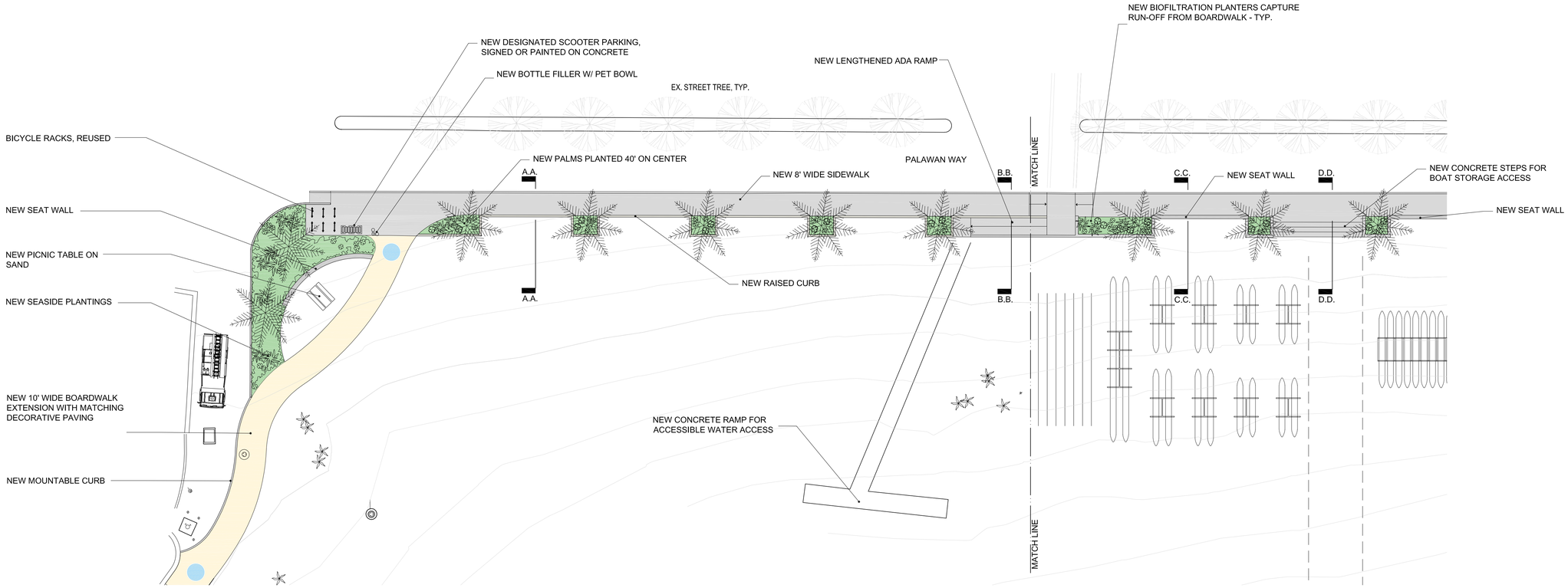
MOTHER'S BEACH

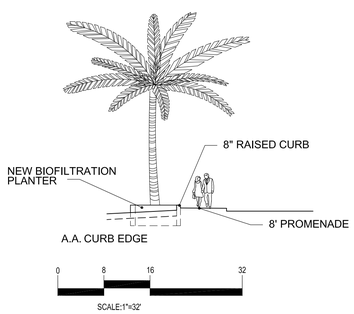
RESTROOM BOAT STORAGE RENOVATION & PROMENADE

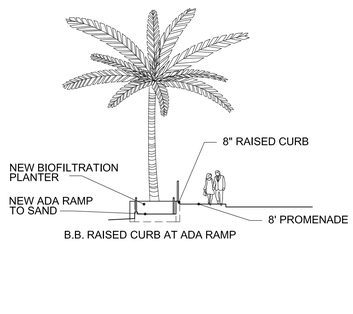
14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

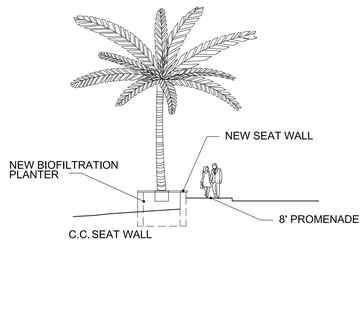
OVERALL SITE PLAN

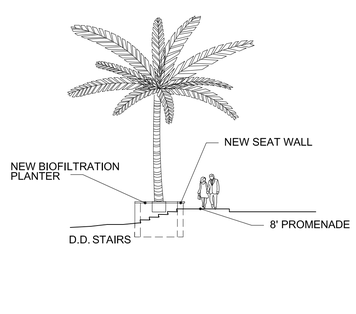
SPARANO + MOONEY **ARCHITECTURE**











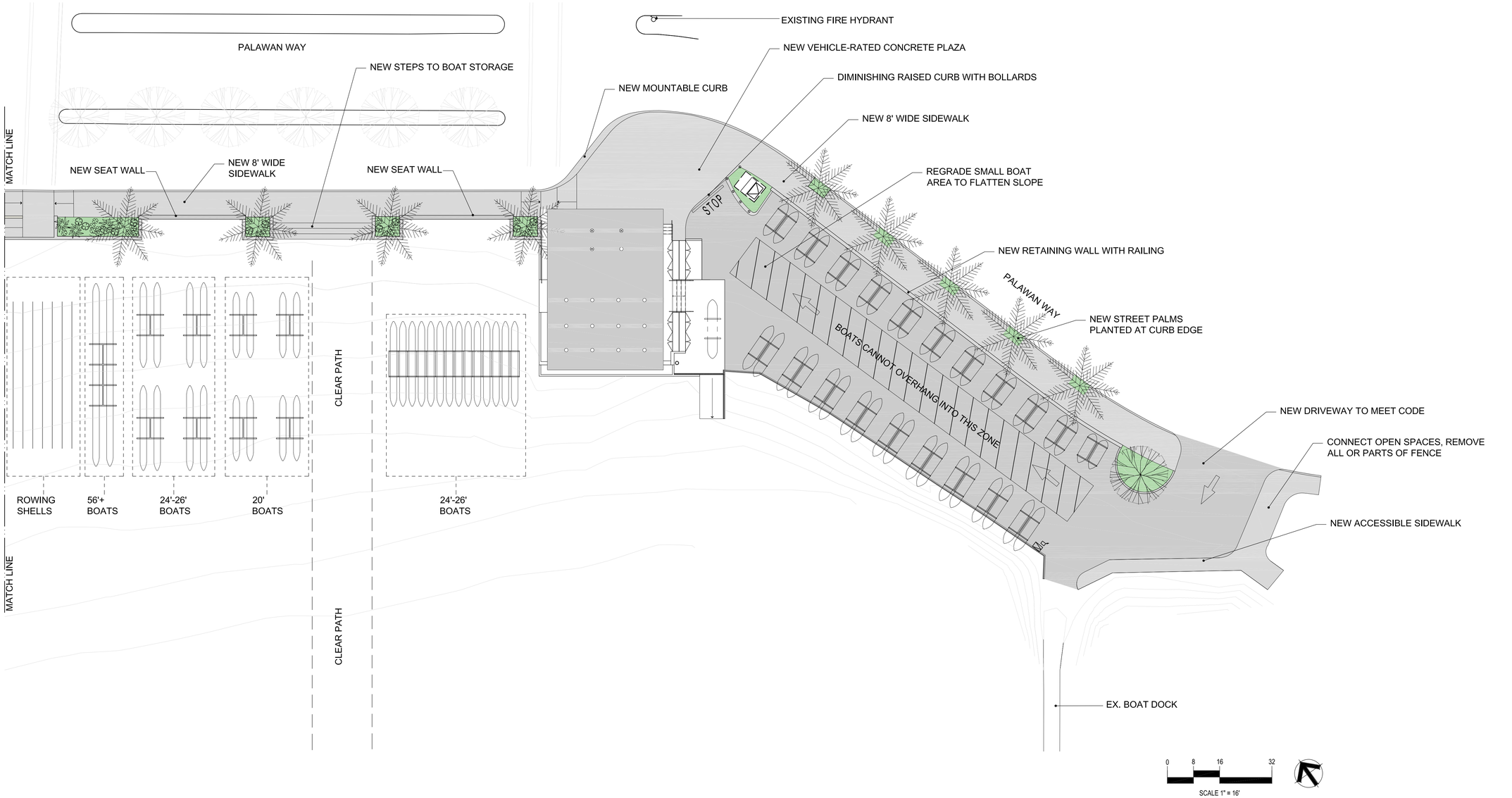
PARTIAL SITE PLAN

MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE

14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**



PARTIAL SITE PLAN

MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE

14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**

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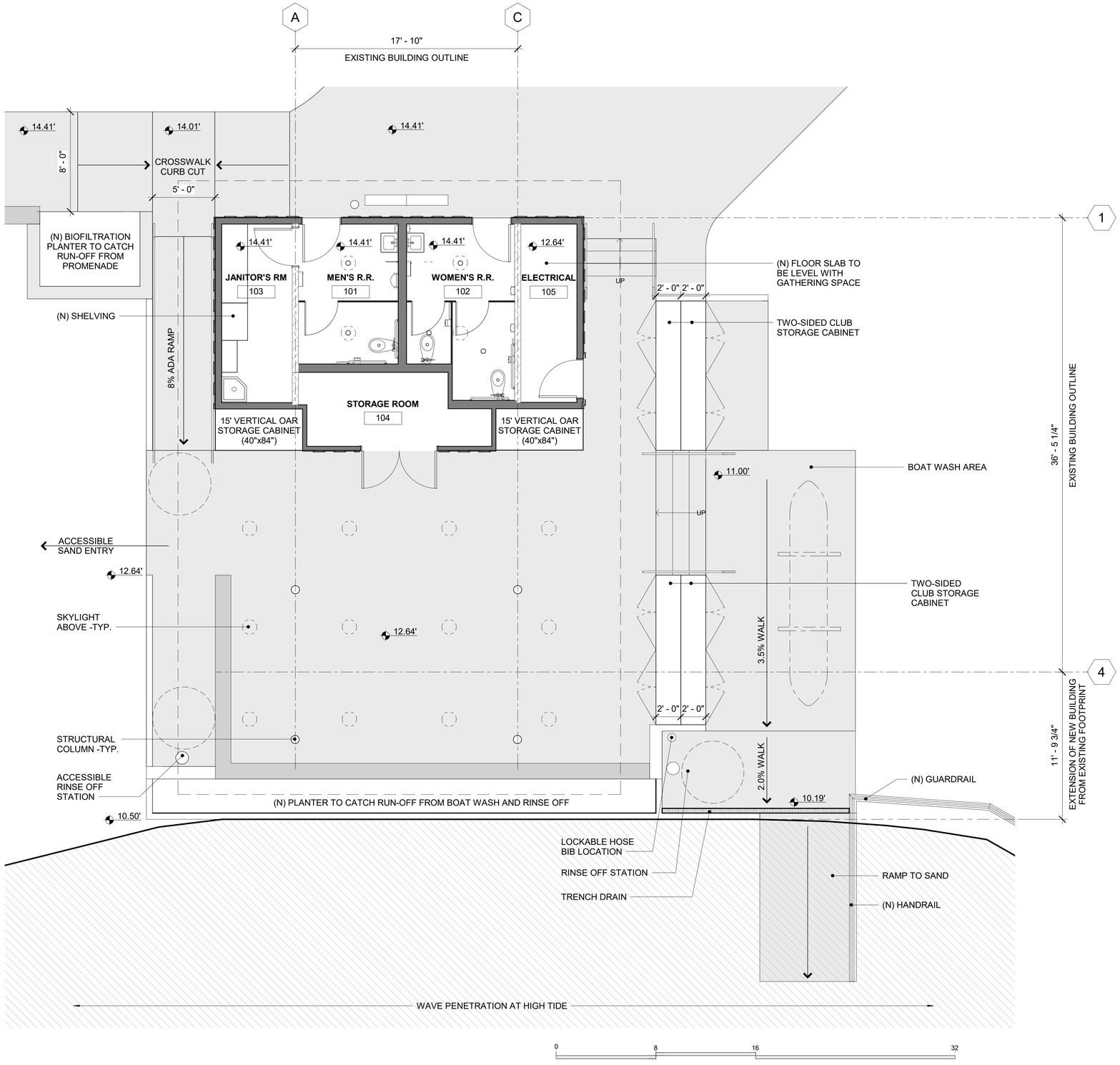


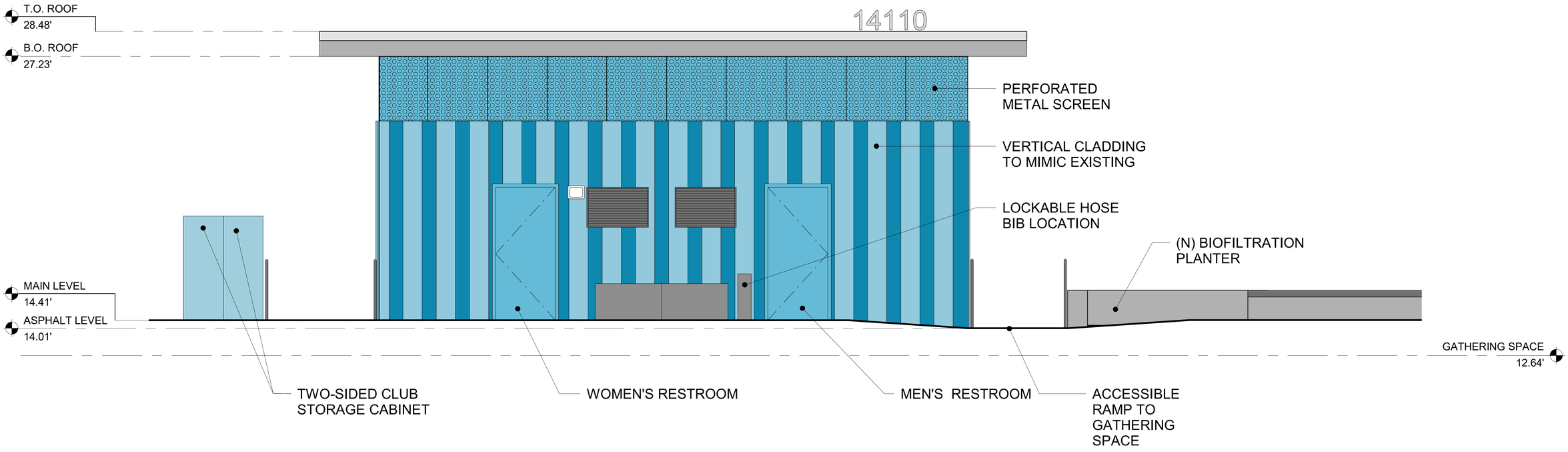
FLOOR PLAN

MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE

14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

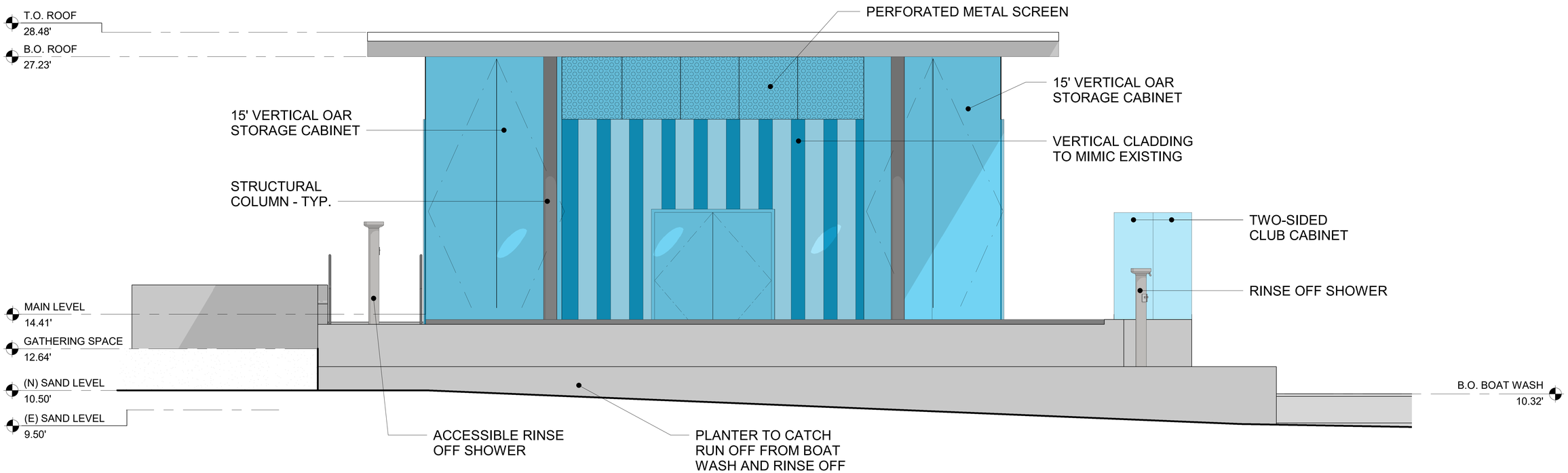
SPARANO + MOONEY **ARCHITECTURE**



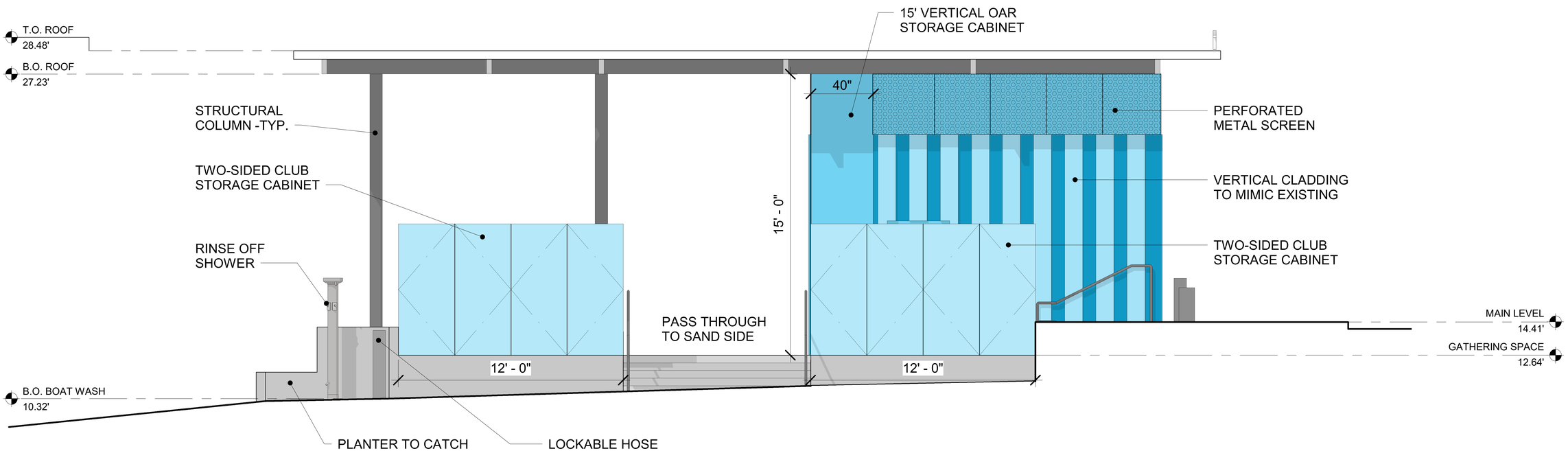
BUILDING - NORTH ELEVATION

MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**



BUILDING - SOUTH ELEVATION



BUILDING - EAST ELEVATION

MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**

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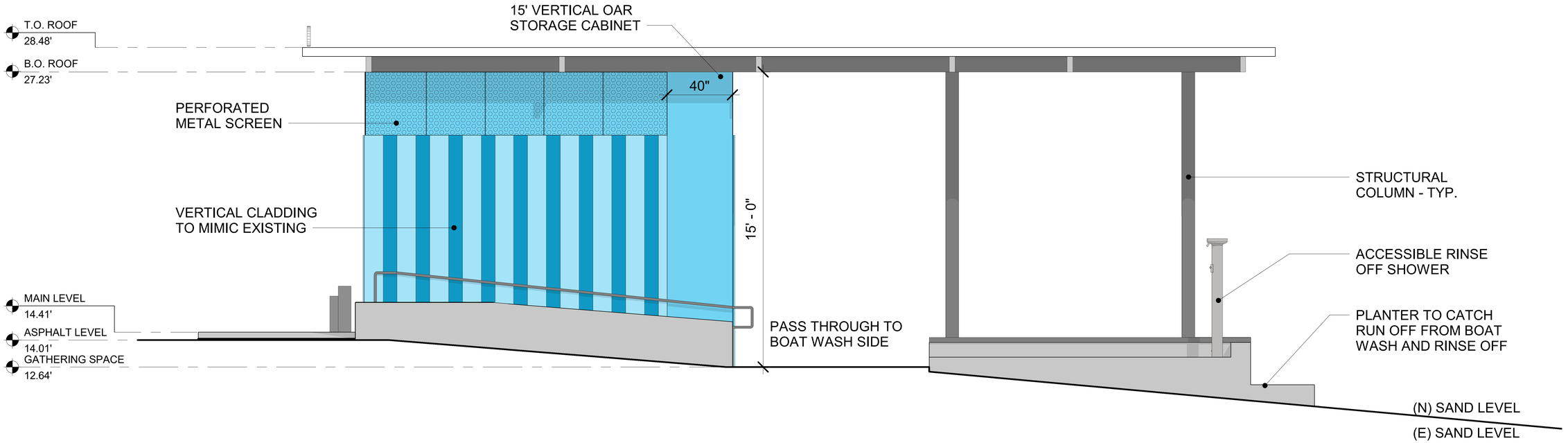

BUILDING - WEST ELEVATION

MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

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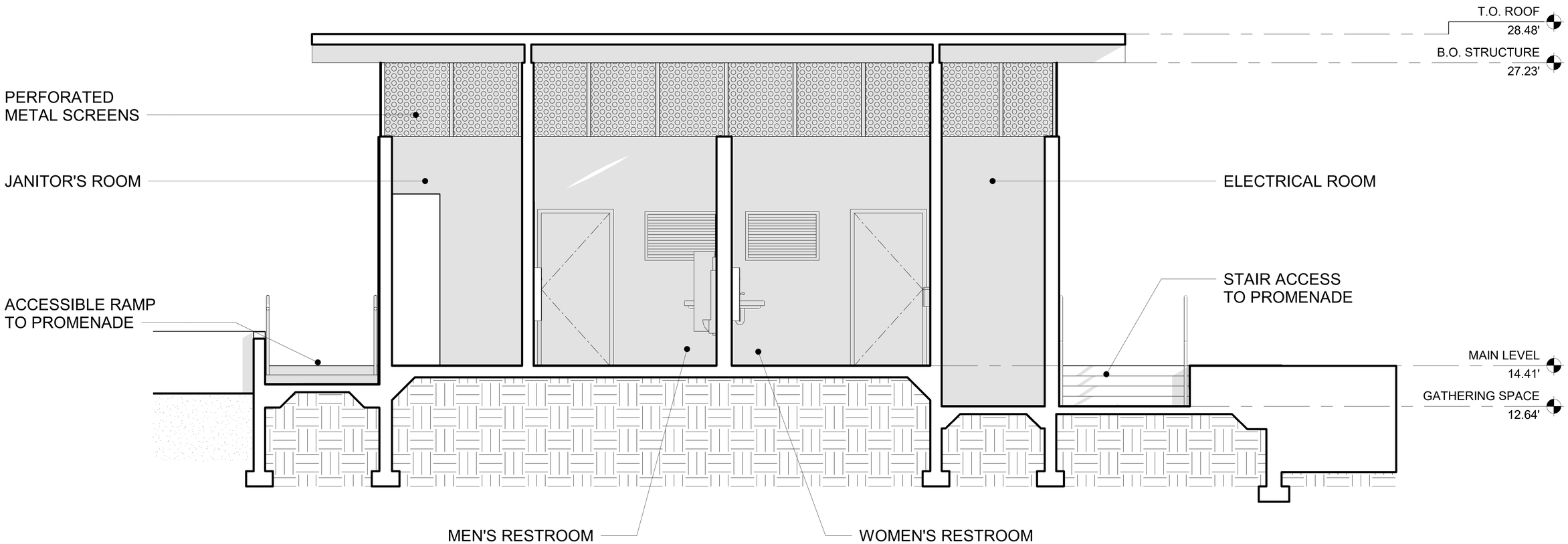


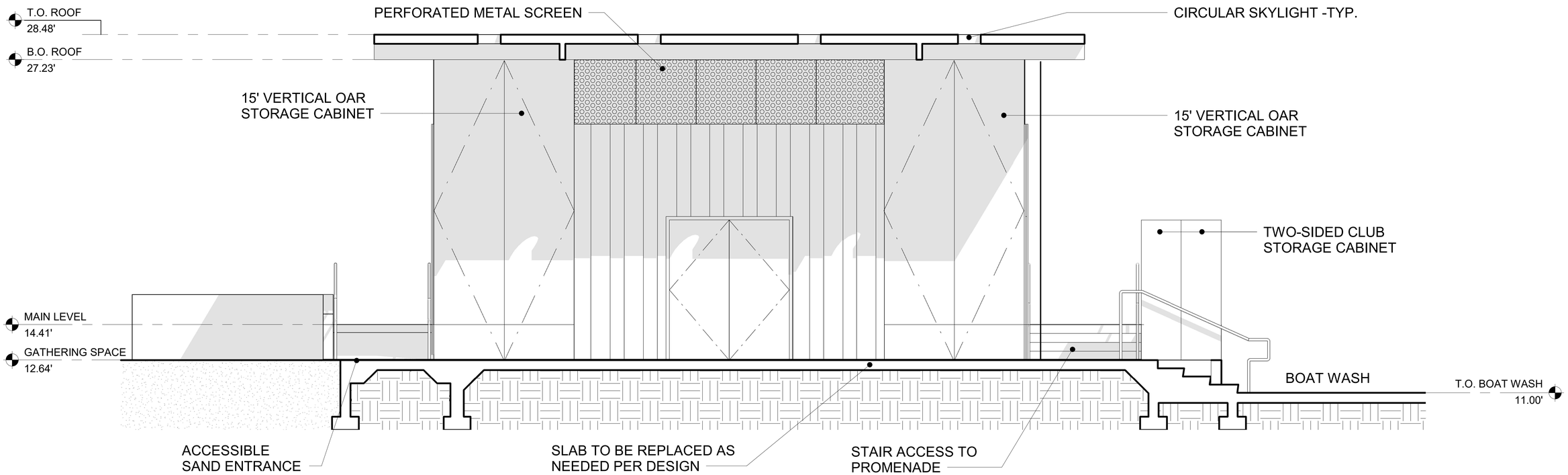
BUILDING - SECTION

MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE

14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**



BUILDING - SECTION

MOTHER'S BEACH

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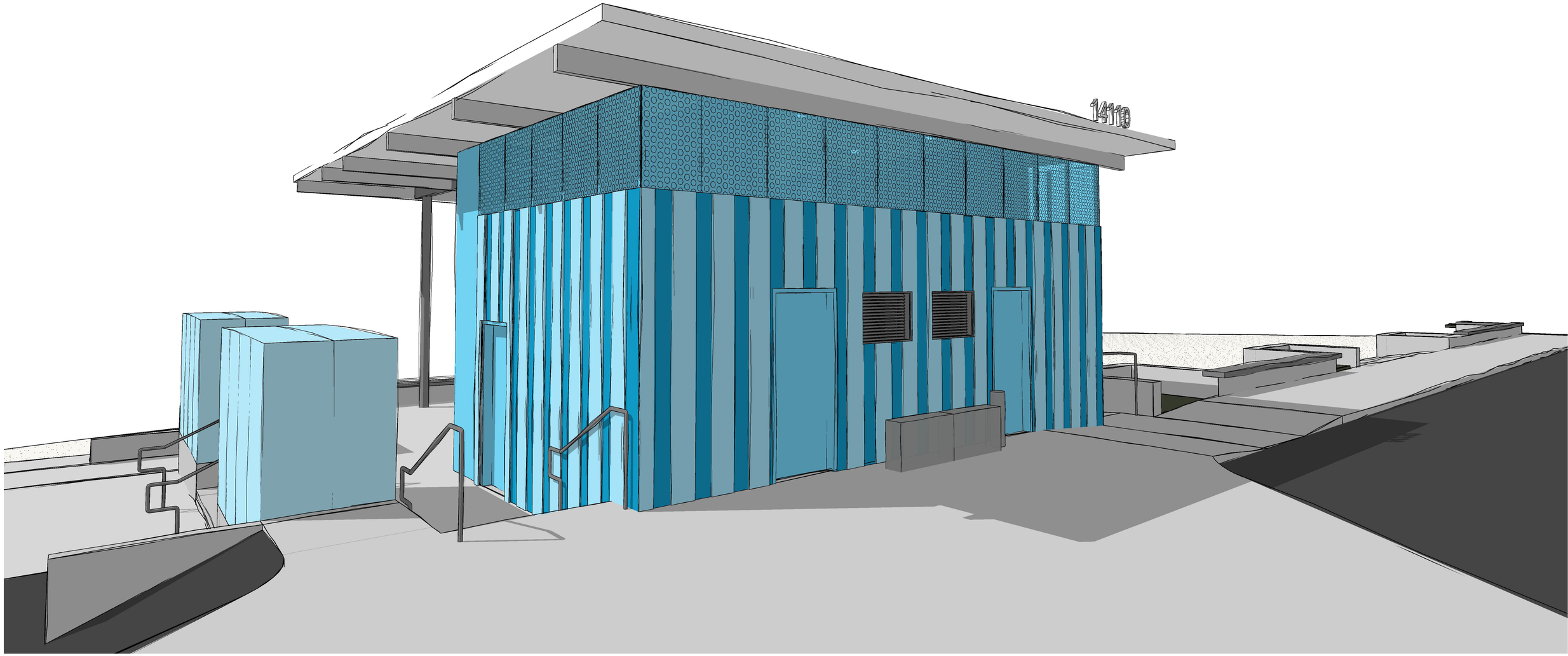

BUILDING - NORTH EAST VIEW

MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE

14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**

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Approval in Concept
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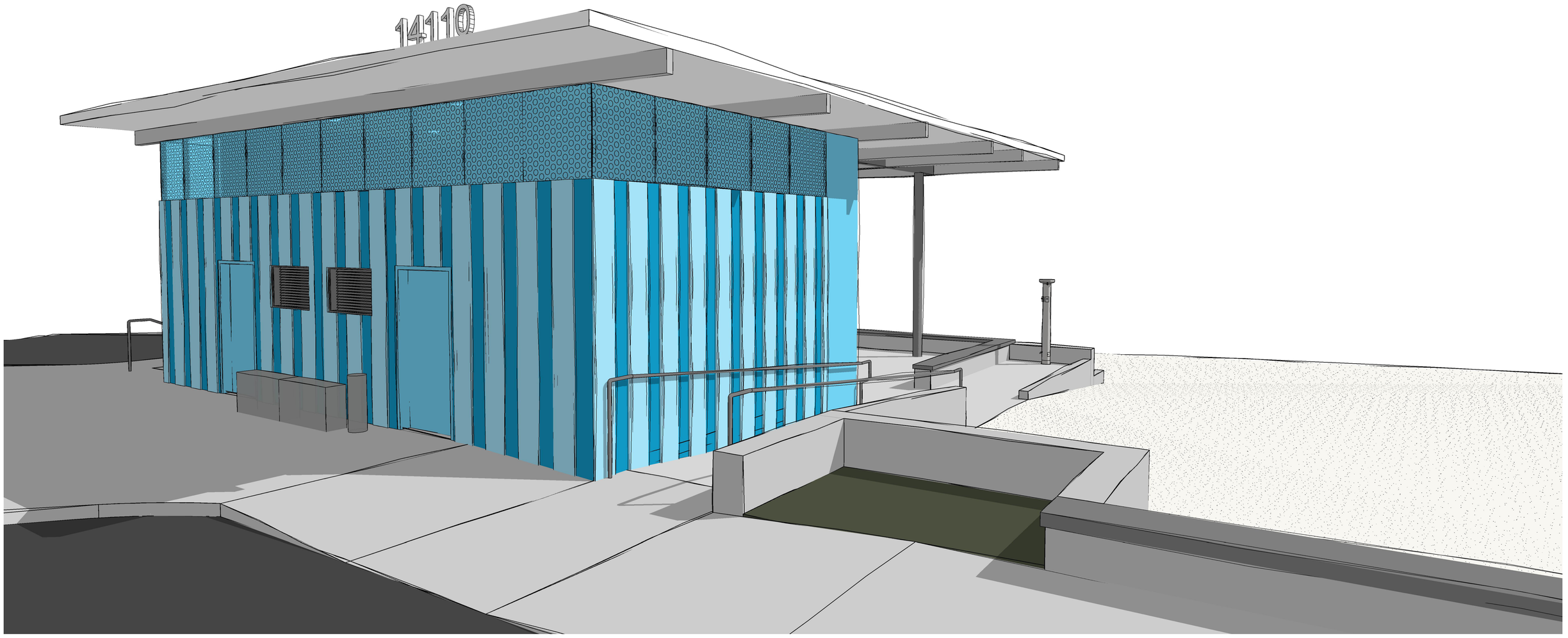


BUILDING - NORTH WEST VIEW

MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE

14110 W. PALAWAN WAY,MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**

Public Comment for the record on Project No PRJ2023-003853(2)
THE "MARINA BEACH RESTROOM & BOAT STORAGE RENOVATION"

Submitted on 9/30/2024 by Ann Payson, on behalf of Los Angeles Rowing Club (LARC)
ann@paysonulin.com; 310-701-7799
Not the Applicant, but an interested user of the project site

PLEASE DO NOT APPROVE THE PROPOSED PLANS FOR THE MOTHER'S "BEACH RESTROOM & BOAT STORAGE RENOVATION" as submitted.

Los Angeles Rowing Club (LARC) is a 200+ non-profit membership organization serving the recreational boating community of Los Angeles for over 30 years. LARC objects to the project plans as designed, and requests that Project No PRJ2023-003853(2) NOT be approved until the Applicant makes improvements/changes that will ensure the designs prioritize recreational boating in accordance with the policies of the Marina de Rey Land Use Plan, certified by the Coastal Commission 2/8/2012 (hereafter MdRLUP). LARC also requests that Applicant bring the designs into conformance with the original intent of the renovation, which is *to increase boat storage capacity*.

According to the County website at https://beaches.lacounty.gov/marina-del-rey-development/#1702351265243-4934fd78-4023 the primary purpose of the project entitled "Mother's Beach Restroom & Boat Storage Renovation is: 1. Renovating the restrooms and building (to ADA requirements) and 2. Upgrading the boat storage area "TO INCREASE STORAGE CAPACITY." However, a review of the plans here submitted for approval reveals that a more accurate title for this project is "**MOTHER'S BEACH SIDEWALK EXPANSION & BEACH AND BOAT STORAGE REDUCTION**" *That is because instead of increasing boat storage the proposed design reduces it.*

LARC makes the following recommendations for changes to the designs which will increase boat storage, improve access to the beach (and restrooms) and result in less congestion near the rinsing areas.

A) Recommendations for INCREASED BOAT & EQUIPMENT STORAGE:

1. The proposed plan doubles the width of the current sidewalk, by expanding it 8'-6" seaward to make a Promenade and adds (non-native) palm tree planters. This **reducing the size of the beach** and requires boats to be racked closer to the water. The current racks already reach the high-tide mark, and new racks cannot be moved further into the water, so ***existing racks are being shortened***. This will displace the boats stored at the beach and is therefore NOT in compliance with the **MdRLUP.** *It is recommended that any expansion of the sidewalk go in the other direction*, rather than encroaching on the beach. (See also the Proposed Plan As Builts, Sheet A0.01, Enlarged Site Plans, Sheets A1.11 & A.12, the Demolition Site Plans, Sheets A2.01 & A2.02 as well as Attachment A.1 hereto).
2. The proposed plan does nothing to increase storage capacity on the asphalt. Use this opportunity to increase boat storage capacity instead. The design suggests *new* 10 ft. wide 3-tier racks where boats would be stored *2-boats to a side*. These racks are the same size as the existing racks, which do not maximize storage possibilities and therefore are not an improvement. Most boat owners do not wish to share racks with unrelated people, because the boats stored on the interior of the rack are difficult to access without risk of damage to the outside boat. This has resulted in the current inefficient storage in this area. More boats can more accessibly be accommodated by using narrower (58 in. wide) higher (4-tier) racks, and installing more of them in the same area.

This will allow storage for many more of the narrow boat types that are most commonly stored at the beach (kayaks, canoes, outrigger canoes, paddle boards etc.) (See Attachment A,2, for photos and illustrations).

3. The proposed plan reduces boat storage on the racks on the sand. Use this opportunity to provide better, more compact, but increased storage on the beach by replacing two sets of proposed racks with two 32-canoe outrigger cubes instead. Two of these cubes are already in use for outrigger canoes on the beach and comprise eight horizontal boat slots in four vertical tiers. Also replace the proposed two sided-storage lockers in the center of the boat rack storage area with single-sided storage lockers on the side of the building alongside the existing/planned path. If these changes are made it will increase and improve the boat storage on the beach (See Attachment A.3, for details and illustrations).
4. The plan proposes side-access rack storage in the new front-access LARC Oar Cabinets. Replace the side-access rack storage system with a front access system, which will allow for greater storage density, and safer and more ease of access. (See Attachment A.4 for recommendations, details and images)

B) Recommendations for IMPROVED ACCESS:

The plan proposes new 30' wide steps leading directly to the center of the beach boat storage area. All users would have improved access if the proposed "Steps and Clear Path" were replaced by widening the walkway along the Northwest side of the building. That walkway should be expanded into a wide ramp which would allow for a continuous, straight route from the parking lot along the pedestrian crosswalk directly to the beach. This is not only good for pedestrians but it is far safer for boaters carrying large and unwieldy boats. For the same reason, the shower proposed which blocks the end of the path should be moved to facilitate straight access to the beach. Keeping the pedestrian paths to either side of the beach boat-racks will also ensure that any non-boating public traffic is not directed past fragile boats which have protruding riggers or oars which could be injurious (to boats and persons alike). (See Attachment B)

C) Recommendations for LESS CONGESTION:

The plan proposes new covered patio approximately the size of a two-car garage. We question the appropriateness of this space as a picnic area. From before sunrise through sunset, boats are continuously launched, beached, hosed off, covered in canvas covers and returned to beach racks or car roof racks in this area. Indeed, the new plan puts the LARC Oar cabinets directly inside this patio. There is and will be a constant level of high traffic with large volumes of sand and water introduced into the adjacent area. It is unlikely to lead to an environment conducive to non-boater picnics or the like. In addition, we are concerned that any open, covered area of this type is likely to be appealing to homeless people, many of whom already frequent the general area because of the proximity to bathrooms and running water. Instead of putting picnic tables in an already congested area, add stairs (that can be secured at night) and create a roof/viewing deck for picnic tables that makes use of the entire building footprint. We recommend that the proposed open patio area be enclosed for a large open storage room (with garage doors opening toward the beach) to house equipment storage and lockers for boaters. (See Attachment C).

Overall add more functional items such as water hose bibs and rinse stations to relieve pressure on the available resources during periods of high traffic, rather than decorative items such as planters. (See Attachment C).

PROBLEMS WITH BOAT STORAGE DURING CONSTRUCTION AS IS CURRENTLY PROPOSED

1. Construction should be done in stages to create the least amount of disruption for the people who rent space on the racks.
2. During Construction Parking Lot 9 *should be prioritized for boat and equipment storage* (in addition to staging) rather than parking. It is not reasonable to make small boat owners take boats away, and is simply a necessary cost of construction. This cost can be offset by asking that owners of boats stored in Lot 9 pay for the annual parking pass ($125).
3. LARC & The Outrigger Club need one additional 20' long container during construction (we will pay the costs).
4. LARC still needs assurance and a plan for access to electricity to charge our cox-boxes during construction

NAMES OF PERSONS IN SUPPORT OF MAKING THESE CHANGES TO THE MOTHER'S BEACH RENOVATION DESIGN

Los Angeles Rowing Club
Sabrina Loesch, LARC President
Ann Payson, JD, M.Arch LARC BOD
Peg Moline, LARC BOD
Gabriel Frig, LARC BOD
Sue Phares, LARC BOD
Karen Heard, LARC Sculling Coordinator
John Truscott, LARC Head Rigger
Robert Bernal, LARC member
Ken Johnson, member
Pablo McCabe, member
Paul Fischer, member
Lisa Garcia, member
Drew Lavey, member
Shelby Adair, member
Haileigh Tomlinson, member
Missy Coffey, member
Lily Lee, member
Brooks Ensign, member
Roger Jackson, member
Kavin, Bloomer, member
Karen Hamilton, member
Steve Weprin, member
Carla Wohlforth, member
Bobbie Casalino-Lewis, member
William Archer Biggs, member
Jake Noonan, member
Tatiana Starostina, member
Jennifer Botha, member
Brian Conlon, member
Mo Karimbek, member
Kevin Brady, member
Lorenzo Miller, member
Casey Corcoran, member
Shelley Pearce, member
Timothy Lee, member
Mike Teverbaugh, member
Renee Rubin, member
Liz Wilson, member

iRow Fitness
Iva Boteva

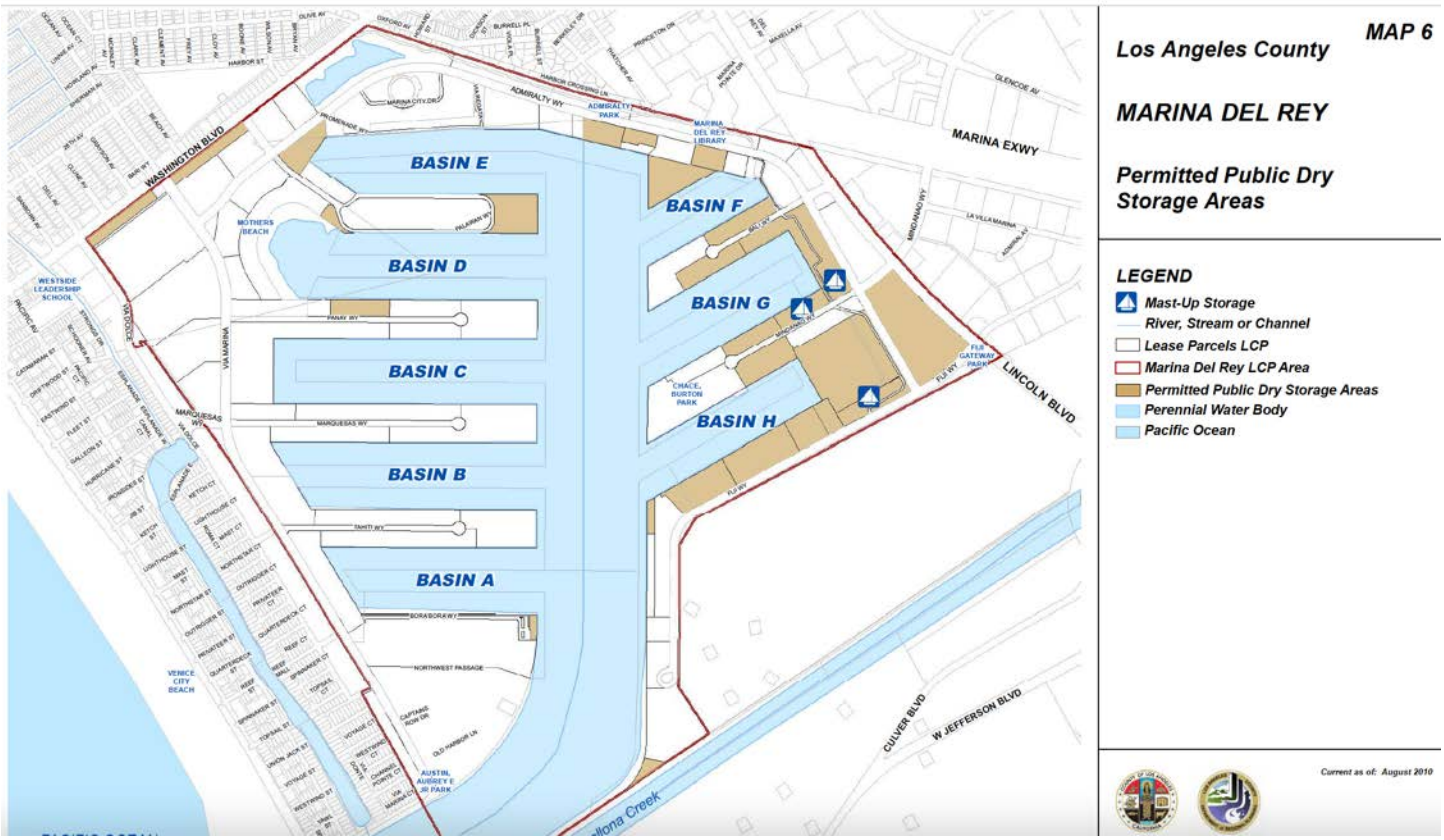
United Marina Rowing Association
Barry Fisher
Robert Bernal

ATTACHMENT

THE "BEACH RESTROOM & BOAT STORAGE RENOVATION" SHOULD BE BROUGHT INTO COMPLIANCE WITH THE MARINA DEL REY LAND USE PLAN PRIOR TO THIS BODY'S APPROVAL.

Introduction

This corner of Mother's Beach is in fact a designated dry dock storage area for small boats. See MdRLUP, Maps 6 (below) & 7.



The Coastal Access and Recreation Policy outlined in Section 3 of the Marina del Rey Land Use Plan (MdRLUP), is to *prioritize recreational boating use of coastal waters, by developing and enhancing dry storage areas*, to support *"traditional boating organizations" like LARC and MDROC and "dingy storage at the beach."* There is no urgent need to more than double the width of the existing 8' wide sidewalk by pushing an additional 8-6" seaward. The MdRLUP only requires 5' wide sidewalks in dead-end "mole" roads such as Palawan Way. Further, the wider sidewalk and planters for *non-native* Palm Trees in this direction would reduce the size of the beach and boat storage, and is therefore NOT in compliance with the MdRLUP.

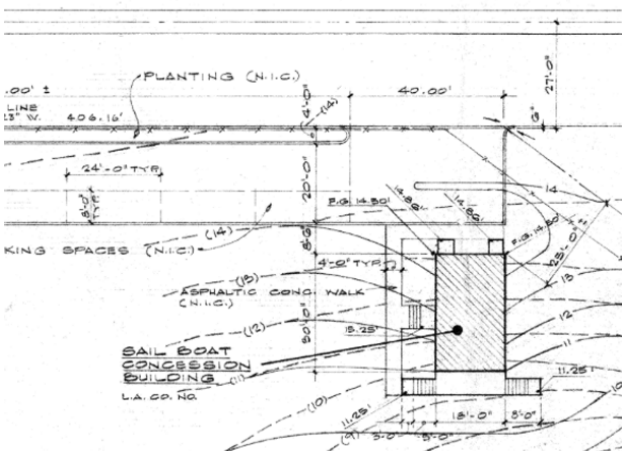
As frequent users of this small corner of Mother's Beach, the 200+ (and growing) members of LARC appreciate the designer's intent to improve and beautify this area for all users. However, it is clear from the proposed plans that the designers are NOT non-motorized boat users and do not fully appreciate the how this tiny strip of beach (less than 20% of the area) is used by boaters. At the request of Beaches & Harbors, LARC provided feedback on our needs. Architect members of LARC requested the opportunity to work more closely with the designers, so that they would more fully understand the needs of the beach users in this area, but that request was denied. Susana Espinoza, the head of Beaches & Harbors small boating department made valiant efforts to communicate our needs with the designers, but as is

common when 3rd parties are involved, they did not fully grasp how the changes they propose will hurt the existing beach users. As a result of this gap in communication, *some of* LARC's requests were incorporated into the designs, but much was not.

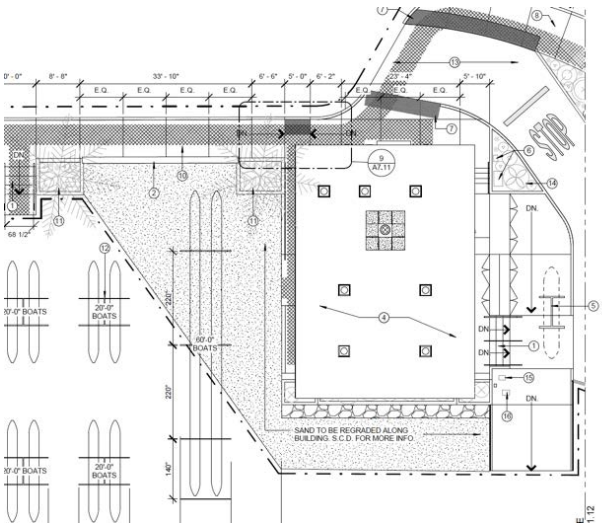
The most concerning aspect of the proposed plans **-the reduction in beach size and boat storage-** were not revealed until the August, 2024 meeting of the Small Craft Harbor Commission when LARC was told that the bid documents were available online in order to solicit contractor bids. We had requested access to the entire set of plans many months BEFORE the plans went out for bid, but only drips and drabs were made available. *Nothing LARC was provided had the actual dimensions of the landscape changes proposed*. We were disappointed to discover how this proposal will unacceptably diminish and undermine non-motorized boat storage and beach access. *Until additional waterfront access elsewhere in the Marina is provided for these kinds of boats (rowing shells, outrigger canoes, kayaks, sailboats and paddleboard), boat storage and access is a vital function of this beach*.

A. <u>The Encroachment of Sidewalk and *non-native* Palm Tree Planters seaward into the Narrow Beach will reduce boat storage.</u>

The As Builts show the existing sidewalk is 8' wide and 8'6" from the building foundation. (Proposed Plans, Sheet A0.01). The proposed Site Plan shows the widened sidewalk extending all the way to the edge of the building (*but without actually including the dimensions of the widened walkway*), but based on the As Builts, this was by an additional 8'-6," (Sheet A1.11). *That is more than a 100% increase in the width of a sidewalk seaward,* far greater than the 10% that typically triggers the involvement of the Coastal Commission. The new palm tree planter beds push still farther into the beach area. See the two sheets side-by-side (as below) in order to discern this sidewalk expansion seaward.



vs



<u>Instead of expanding this way, it is recommended that any expansion of the sidewalk **not move seaward** and into the beach. If it is necessary to expand the sidewalk (towards what is essentially a dead-end street) move into the temporary parking area off Palawan Way instead.</u>

<u>This renovation should be an opportunity to correct the previous improper installation of LARC's existing racks (not installed according to the specifications provided by LARC).</u> In early 2000 LA County requested LARC's input as to optimal rack design. LARC indicated they needed a row of 3-

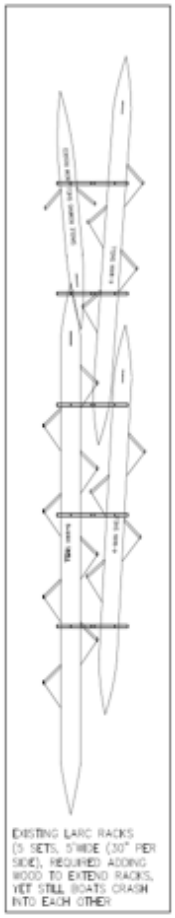
tiered two-sided racks (60” wide each side- 10’ total), with the rack-posts spaced 220” OC.” Instead of installing racks per these specifications, the County installed the current racks: a row of five (5) 3-tiered two-sided racks (30” each side), with the rack-posts spaced 150” apart, for a total span of 600.” With some modifications and additional 2x4s LARC has done the best we could to make these racks work to store our boats: four (4) 8-man shells, three (3) 4-man shells and and two (2) single shells, but there is a dire need for improvement.

The following photo and diagram (a & b below) shows our current *less than ideal boat storage* on one level of racks. As you can see we use every inch of the 600” of rack space provided. The too-narrow, insufficiently spaced racks cause our riggers to crash into the rack-posts & the fragile shells on the other side. The insufficient length of racks has forced us to overlap fragile boats that are easily damaged when lifting one boat over another. The below diagram (b) only shows one level of our existing rack situation: one 8-man shell, two 4-man shells and 1 single. The other boats are stored on the other two levels of this row of racks.

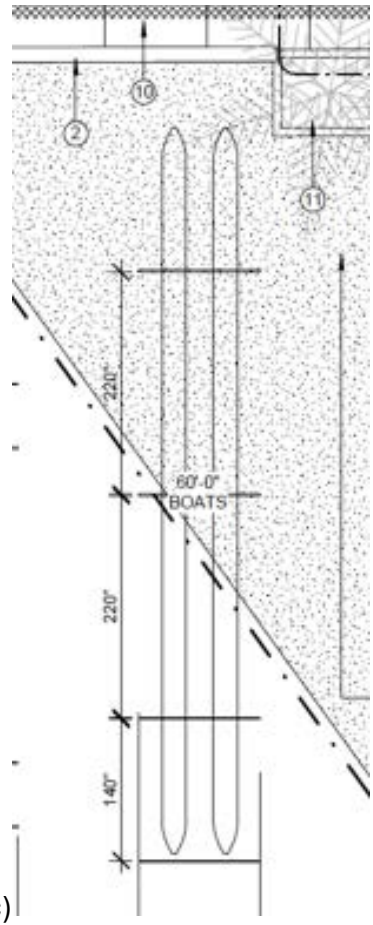
These 5 sets of too narrow, too short racks are all LARC’s 200+ member club has for our boats. We should be provided with *more* storage because our boats serve multiple people who row *<u>365 days</u>* of the year in the early hours of the morning (between 32-40 rowers daily). This in contrast with the hundreds of other single owner boats currently stored at Mother’s Beach, who may go out several times a week. LARC’s other shells: two (2) doubles, and one (1) single are stored separately at Dock 77 because we have not been provided enough room to put all the LARC boats in the same place. If all LARC’s boats could be stored together without crowding THAT would be improved boat storage at Mother’s Beach.

(a)

(b)



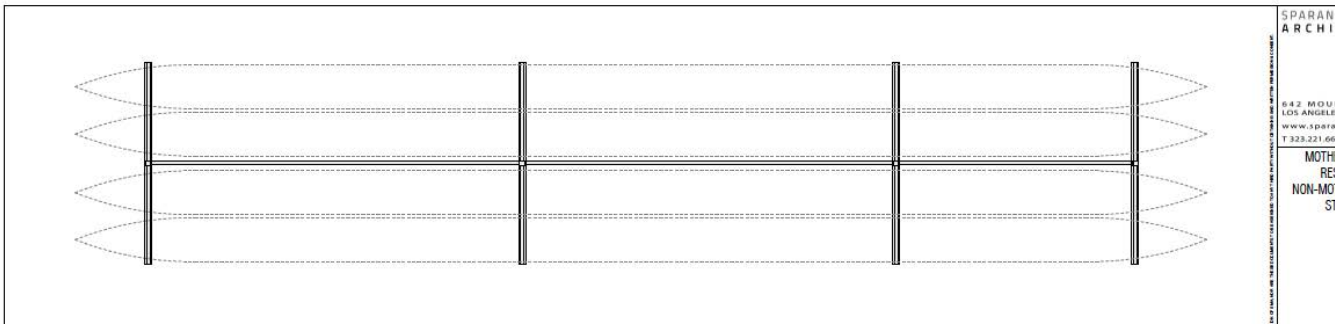
(c)



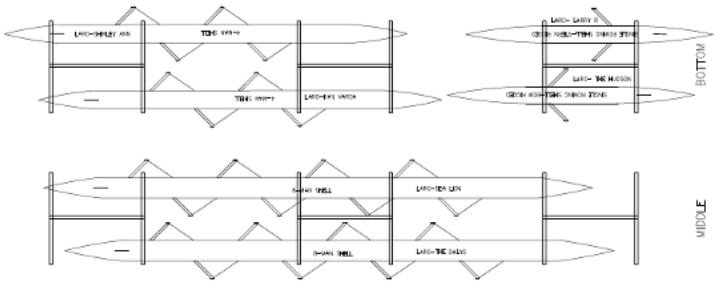
LARC was gratified and excited when the County indicated it would be improving our rack storage this year. We repeated our previous spacing and width request, making it clear that we would need four (4) 3-tiered two-sided racks, with three posts 220" apart for a total span of 660." As illustrated above (and on Sheet A1.11) that is not the proposed plan. Instead, they propose to install three (3) sets of racks 220" OC put to place our fourth rack only 140" from the 3rd rack, shortening our storage span to 580" total. ***The planned wider sidewalk is the reason given*** **for this loss in total rack span.** *Shortening our rack space is not an improvement, it is a detriment*. LARC still has the same number of boats, and there is no plan from the County to give LARC additional rack space to make up for this reduction. The overall reduction in the size of the beach storage is negatively impacting ALL the boats stored on the beach.

<u>The project planners are under the mistaken impression that storing 2-boats to a side is possible for rowing shells</u> (see sheet A7.18 and figure below). This is the plan view of what the design proposes for rowing shells :

Impossible rowing shell storage:



However, this is not a possible or safe storage solution for fragile rowing shells. Proper rowing shell storage ensures the riggers do not sit on the rack arms, do not crash into either the posts or the shells on the other side and allows for enough spacing between racks that boats to not overlap with other shells. The illustration below is an example of better boat storage on racks 5' wide on each side with the posts spaced an appropriate distance apart.



1. <u>It is recommended that the racks on the Asphalt area to the Southwest of the building be designed for *single boat occupancy (1-boat per side* rather than the 2-boats per side in the design.</u> Most of the existing 10' wide (60" per side) racks currently on the asphalt are being used for the smaller narrower boats (kayaks, outriggers, paddle boards) that do not need 10' wide (5' per side) racks. While these racks could fit more than one boat, many of these wider racks hold only one

boat, probably because owners of single boats do not want to share racks with unknown users and risk damage to their own boats.

Since the rack sizes remain the same, the current proposal for the asphalt area does nothing the improve the existing inefficient use of space (See plan sheets A1.12; A7.17- A7.18 and images of inefficient storage below). **If the 10' wide 3-tiered racks proposed on the asphalt were replaced with inexpensive 4-tiered 58" wide (29" per side), *the number of boats that could be stored there could be doubled***. This would allow people on the wait list for boat storage to bring their boats to the beach.

The current inefficient storage on the asphalt vs narrow taller racks (see photos below)

vs

https://storeyourboard.com/products/teal-triangle-freestanding-g-watersport-8-kayaks?variant=48051778781465&currency=USD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&gad_source=1&gclid=Cj0KCQjwxsm3BhDrARIsAMtVz6PCJW-n8frl4FL75cXjUIv_ha0G1ln3dCIV8Ol0kfiACsDwrQ8gvmkaAsixEALw_wcB

These narrower racks could be ALSO be used for temporary boat storage in Parking lot 9 during construction, and then moved permanently in the asphalt storage area when the construction is completed. The wider 10' racks (on the beach) can then be reserved for boats that need wider racks like the sailboats and rowing shells.

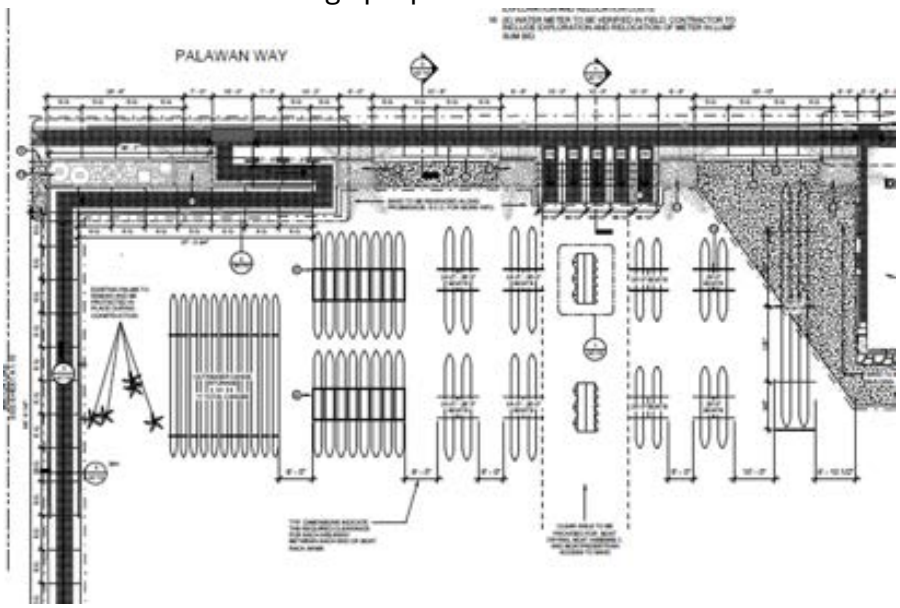
2. Provide better, more compact but INCREASED storage on the beach.

Provide *two (2) ADDITIONAL outrigger storage cubes* (total capacity 64 1-man canoes, 32 each). There are currently more than 120 1-man outrigger canoes stored on the sand, including the 64 currently stored in the two (2) existing storage cubes. Replacing the four (4) 24' long boat racks designated in the current plans with two (2) new cubes will significantly increase density of outrigger storage on the beach in a smaller area of the beach beyond the capacity of racks as designed. An added benefit to these cubes, is they are moveable and they could be used elsewhere on the beach or in Parking lot 9 to store canoes during construction.

The proposed two-sided storage lockers in the sand in the middle of the boat storage area are taking up valuable rack space. The storage lockers should be one sided and located on the side of the building adjacent to the pedestrian access ramp. Lockers will be more easily accessed on a paved walkway, and moving them also allows the addition of two more sets of 10' wide 3-tiered racks, gaining back two of the sets of racks replaced by the new outrigger cubes. That provides total of six (6) sets of the 10' wide racks, for boats that require wide racks (capable of storing 36 boats- rowing shells or sailboats). Currently, in addition to LARC's shells, there are 10 single rowing shells and one (1) double stored at Mother's Beach as well as 15 small sail boats. These

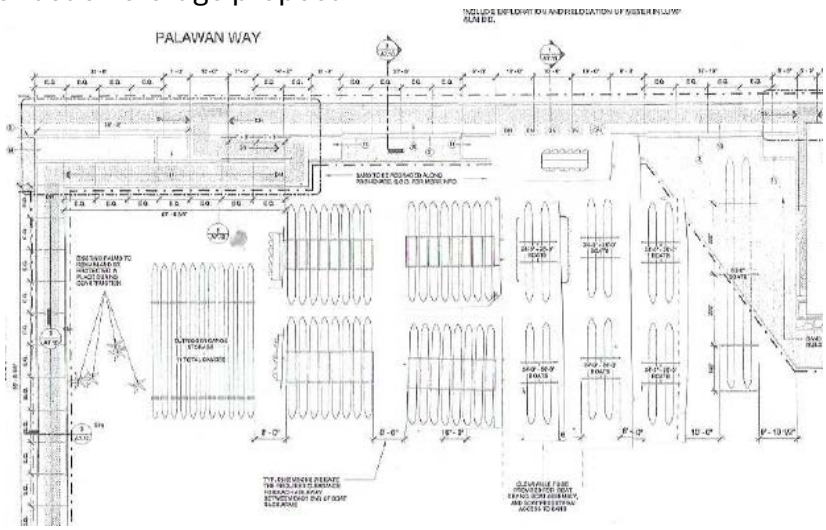
racks would store all these boats AND add 10 additional spots for rowing shells. This will also *allow other people on the waiting list to bring their rowing shells to the beach.*

The current beach storage proposal



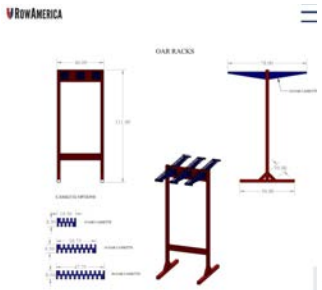
vs

Better beach storage proposal:



- Please note that the above "better" proposal is a cut-and-paste of the proposed design, *and does not remove the expanded sidewalk*. As a result, the cubes for storing the 20' outrigger canoes are clearly still too close together. You need 20' clear space to remove 20' long boats from racks safely. Another reason that ***the sidewalk should not be widened seaward.***

3. <u>The Side Rack Oar Storage system proposed for the LARC Oar cabinets are not optimal for front accessed cabinets.</u> (see Sheet A7.14).
   The proposed Row America side-accessed Oar Rack cartridges is awkward for a front opening cabinet, AND it also requires spacing between the cartridges which is inefficient as it reduces potential oar storage. This kind of cartridge is more appropriate inside an open storage room. Swiftracing.com makes a more appropriate and more easily and more safely accessed front access type of vertical oar storage rack that ALSO allows for denser oar storage.



=

Vertical Oar Rack

vs

B. Improved Access

The 30' wide steps to the beach between racks proposed in the current plan encroach onto the beach, further reducing the area for boat storage, *and is also not the safest accessway to the beach*. Steps are hazardous to those boaters who need to carry their long boats (20+') from their cars in the parking lot across the street lot to the beach. Steps in this particular location would also be directing non-boat users into the center of a boat storage area. The general public should NOT be encouraged to access the beach by walking in-between boat storage racks, as that may compromise safety, and **is NOT in compliance with the MdRLUP, Coastal Access and Recreation Policy, Section 1**. *In addition, many of the boats currently stored at the beach have been vandalized/stolen,* so encouraging this access is also not safe for the boats.

A better plan would be for pedestrians to be directed towards a 10' WIDE path/ramp running alongside the Northwest side of the building directly from the pedestrian cross-walk and straight to the beach. The other pedestrian access is the handicapped access path to the beach on the Northwest side of the beach boat storage area. *That way all pedestrian access to the beach runs alongside, NOT within the boat storage area on the beach*.

C. Improve Congestion and Safety

The proposed covered Patio is an invitation to homeless people to take shelter in an area boat users will need to access as early as 4:45 AM. *No additional security has been proposed other than lighting the space*, so this is a safety issue for the people who actually use this part of the beach before dawn.

The proposed Patio is also small, approximately 25' X 29', not a large enough for even two picnic tables. Any picnic tables in this space will create obstacles for boaters will who need to access their equipment from this area. A better place for picnic tables would be to install stairs to a rooftop viewing deck. Then picnickers could take advantage of the entire 25' x 40' building footprint. Install tables with removable umbrellas for shade, and the stairs could be secured at night to discourage homeless encampments.

A better use for the proposed patio area would be to enclose it and have a large boat equipment storage room, with a large garage-type door opening directly on to the sand. This structure should be lined with storage cabinets and lockers that can be accessed from outside of the storage room along the side of the structure as well as for boat-users inside. The storage room could be accessible with a key-card for the people who rent the rack space similar to the key-card access to dock 77. This would leave room to **provide the requested *early hours access to one unisex bathroom stall and one separately accessed hot shower***. This would prevent boat users from having to pee in the bushes before the bathrooms open when they first go out on the water AND would allow them to go

straight from exercising to work. Essentially this would be almost a mini-boat house (without actual boats) for boat related equipment and boat users.

Add rinsing stations. The current single rinse station with rinsing rack has long been an area where boats and equipment are lined up waiting for turns. There should be an additional hose bib and rinsing rack on the Northwest side of the building as there is on the Southwest corner. Additionally, there should be a third hose bib further down the beach along the sidewalk and near where the six-man Outrigger boats will be stored. For years this club has not been able to rinse the salt-water off these boats.

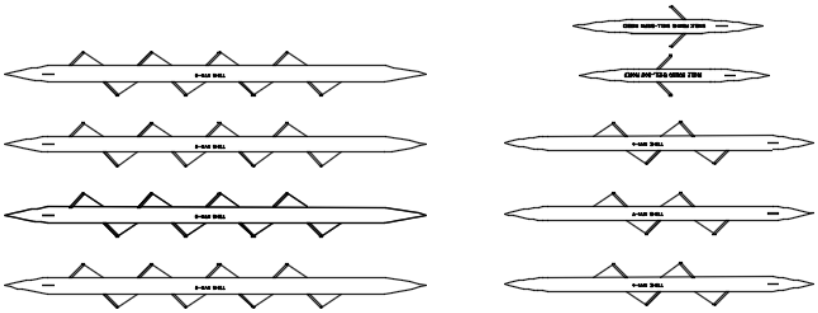
Addendum to Public Comment for the record on Project No PRJ2023-003853(2)
THE "MARINA BEACH RESTROOM & BOAT STORAGE RENOVATION"

Submitted on 10/1/2024 by Ann Payson, on behalf of Los Angeles Rowing Club (LARC)
ann@paysonulin.com; 310-701-7799
Not the Applicant, but a nonprofit public benefit corporation representing 200+ interested users of the project site.

First, a CORRECTION. In person measurements at the beach today confirm that the existing sidewalk is 5' wide, the edge of which and is 4' from the existing building. Still the fact remains that the design, in order to create the 10' wide sidewalk will still encroach an unacceptable amount seaward, reducing the existing beach by 5.'

The LARC boats currently stored at Mother's beach, take up a span of 74' from the tip of the boats nearest the sidewalk (*currently 3.5' from the edge of the existing sidewalk*) all the way to the tip of the boat nearest the waterline. Photos of the current storage situation below:

If the sidewalk is permitted to encroach 5’ onto the sand, and if the minimal distance of the tip of the boats from the sidewalk from the tip of the boats is maintained at 3.5’, the racks must be moved 5’ into the water (beyond the high water mark you can see in the image above)- so of course the design shortens the LARC racks. Because the current design does nothing to actually increase rack space in the rest of the beach and proposes to reduce the beach area consequently reducing rack space, the County is unable to offer LARC additional racks to make up for this loss. LARC’s boats range in length from 60’ (8-man shells), 40’ (4-man shells) to 27’ 1-man single shells. The following diagram represents the LARC boats currently stored on that single row of 5 racks spanning 600.” We are clearly maximizing the limited racks space we have and cannot accommodate these boats on less rack space.



A Better Plan than reducing the beach would be to remove this 3’ island of NON-Native Melaeuca (Paperbark) Trees. These trees are highly flammable and have been characterized as a weed by the USDA. Removing these trees would allow the sidewalk to be expanded into the existing 30 parking spaces running along the sidewalk. Then those spaces can be accessed directly from Palawan Way instead of from an adjacent access road.

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: canoe racks agenda item 24-176
Date: Monday, September 30, 2024 3:09:48 PM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: fdashiell@gmail.com <fdashiell@gmail.com>
Sent: Monday, September 30, 2024 3:08 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: canoe racks agenda item 24-176

CAUTION: External Email. Proceed Responsibly.

Agenda Item 24-176

Fred Dashiell
Email: fdashiell@gmail.com
Voice/text: 310-508-7362

NOT THE APPLICANT

I use my canoe from the beach on Palawan way regularly. I have paid for a county rack. Please allow me to join with Marina del Ray Outrigger Canoe Club (MDROCC) to build and use a temporary storage rack near the beach so I can continue regular use. Not having nearby storage means in effect I do not have use of my canoe.

Thank you

Fred Dashiell

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: LA County Regional Planning Commission 10-02-2024 Public Comment
Date: Monday, September 30, 2024 7:07:43 AM

FYI

RAFAEL ANDRADE
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Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Serena Zhu <serenarzhu@gmail.com>
Sent: Friday, September 27, 2024 9:53 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: LA County Regional Planning Commission 10-02-2024 Public Comment

CAUTION: External Email. Proceed Responsibly.

Agenda Item #7

First Name: Serena
Last Name: Zhu
Email address: serenarzhu@gmail.com
Phone Number: 630-20504123
Not the applicant

Hi, I am writing to voice concerns over the renovation of the beach area and its negative impacts to the people who regularly use this area to paddle. The most immediate impact is that during construction, no interim storage is being offered to community members whose watercraft are being displaced by construction. Many of these paddlers live in apartments or otherwise have no alternative storage method for their canoes, and rely on this storage to access the water to paddle. From what I understand, the County has not prepared any mitigation measures for the boat storage impacted by construction.

I strongly recommend the County work with its community members, whether individually or through the local Marina del Rey Outrigger Canoe Club, to develop an interim storage strategy. Many of us are offering to use our time and resources to build temporary racks in the adjacent parking lot, if the County were to secure a place for us dedicated for temporary storage.

I also urge the County to consider the importance of these storage racks to the local paddling community in their final redesign of the area, and to ensure that the number of racks are not decreased in the new design. Thank you.

From:	Sean Sackett
To:	Maral Tashjian
Cc:	Shawn Skeries; Robert Glaser; Warren Ontiveros
Subject:	FW: LARC will be objecting to approval of the Mother"s Beach renovation as designed at the Planning hearing on Wednesday
Date:	Monday, September 30, 2024 1:44:47 PM
Attachments:	LARC Public Comment on Project No PRJ2023-003853(2) 2024-10-02 (compressed).pdf

Good afternoon our boating section received this email from LARC.

Sean Sackett,
Capital Projects Section Manager
Office: 424-526-7756

COUNTY OF LOS ANGELES
DEPARTMENT OF
BEACHES
& HARBORS
Caring for Our Coast

From: Susana Espinosa <SEspinosa@bh.lacounty.gov>
Sent: Monday, September 30, 2024 1:39 PM
To: Catrina Love <CLove@bh.lacounty.gov>; Warren Ontiveros <WOntiveros@bh.lacounty.gov>
Cc: Sean Sackett <SSackett@bh.lacounty.gov>
Subject: FW: LARC will be objecting to approval of the Mother's Beach renovation as designed at the Planning hearing on Wednesday

FYI

Susana Espinosa, Boating Section Head
County of Los Angeles
Department of Beaches & Harbors
PH: 424-526-7891

From: ann@paysonulin.com <ann@paysonulin.com>
Sent: Monday, September 30, 2024 12:58 PM
To: Susana Espinosa <SEspinosa@bh.lacounty.gov>
Cc: Angie Castaneda <ang218@aol.com>
Subject: LARC will be objecting to approval of the Mother's Beach renovation as designed at the Planning hearing on Wednesday

CAUTION: External Email. Proceed Responsibly.

Hi Susana:

I wanted to give you the heads up on LARC's plans to object to approval of the project as designed at the Planning Commission hearing this Wednesday.

While we appreciate your efforts on our behalf, especially with how hard you've been working with us on temporary storage during construction, whoever made the final decision to reduce the beach size by 8+ feet has gone too far. This un-thought out decision to reduce the beach size in order to install a Promenade to nowhere (on Palawan Way, a dead-end "mole" street) defies the policies of the Marina del Rey Land Use plan. This sidewalk expansion seaward narrows what is already a narrow stretch of beach, and negatively impacts boat storage and other beach-goers use of the beach.

If drafts of these plans had been made available to LARC months ago (as I repeatedly requested) I would not have had such a late discovery of the size of the planned beach reduction. Had my requests, as an architect and boat-user, to communicate directly with the designers been permitted, perhaps they would have understood better how to design to safely improve public access for all in an area of the beach that is and will continue to be used heavily for boat storage and boat access. Then perhaps LARC would have had no reason to object to the plans. I realize it was not your decision to bar such communication, and I recognize you have worked as hard as you can to make this project work.

Nevertheless we must make our objections known. I am sorry that they are likely to slow down project approval, and I realize that delay could be costly, but all this could likely have been avoided by allowing the boaters who use the beach to have more input on design changes early on. I just submitted LARC's written public comment objecting to approval of the Mother's Beach Plans (copy attached for your convenience). A number of our members will also be attending the meeting and others, including myself, plan to speak.

Ann

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: Los Angeles County Regional Planning Commission Meeting 10/1/2024 Agenda #7
Date: Monday, September 30, 2024 2:08:23 PM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Andrew Tom <andrewtom93@gmail.com>
Sent: Monday, September 30, 2024 1:59 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Los Angeles County Regional Planning Commission Meeting 10/1/2024 Agenda #7

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Agenda item #7
Andrew Tom
andrewtom93@gmail.com
Not the applicant

I'm an LA county resident and I frequently visit Mother's Beach at Marina del Rey. I'm concerned with the current renovation plans as it displaces all of the boat rack users along the beach with no alternative beach storage for a significant amount of time. Current boat rack users have been directed to vacate the storage racks in the coming weeks even though the project does not yet have a determined start date.

This displacement will prevent many of the users from utilizing their boats at Mother's Beach and others will be forced to sell their boats due to losing their storage rack.

Authorization of the current plan will unnecessarily displace boat rack holders from accessing the Marina. Appropriate plans should be developed to minimize the time of displacement for rack holders and provide alternative storage solutions. Ideally, storage solutions would be in close proximity to the existing Mother's Beach rack location.

Thank you,
Andrew Tom

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: October 2, 2024 Regional Planning Commission hearing | Agenda Item 7 | Project Number PRJ2023-003853. Coastal Development Permit No RPPL2023005678 (14110 Palawan Way)
Date: Monday, September 30, 2024 1:02:43 PM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Paula Daniels <paula.daniels@adelphia.net>
Sent: Monday, September 30, 2024 12:35 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: October 2, 2024 Regional Planning Commission hearing | Agenda Item 7 | Project Number PRJ2023-003853. Coastal Development Permit No RPPL2023005678 (14110 Palawan Way)

CAUTION: External Email. Proceed Responsibly.

Greetings, this will comprise my written comments for:

October 2, 2024 Regional Planning Commission hearing | Agenda Item 7 | Project Number PRJ2023-003853. Coastal Development Permit No RPPL2023005678 (14110 Palawan Way)

I am not the applicant. My name is Paula Daniels, my email address is as shown: Paula.Daniels@adelphia.net

My submission:

I write as a former Coastal Commissioner, a former Public Works Commissioner for the City of Los Angeles, a former President of the Board of Heal the Bay, a resident of County District 3, and a longtime member of the Marina Del Rey Outrigger Canoe Club (MDROCC) — a 200 member club founded in 1967, continuously operating in the Marina since then.

I write with a concern about accommodating certain construction impacts, and with two concerns about aspects of the proposed design, in that it may impair our ability to store single seat canoes at the same level of use, and also to properly maintain the personal craft of not only our members but the general public (i.e. to wash them after use). Hopefully these matters can be easily addressed.

My comments, concerns and suggestions:

1. The elimination of any option for county rack space for personal craft significantly restricts public recreational access; i**t is hoped you can accommodate the public by creating an option, during construction, for the same number and tenant commitments for those rack spaces, perhaps in the parking lot across the way.**
2. The proposed design reconfigures the rinse area for personal craft, such that it will likely be more difficult to use, not only for our members but for the general public. **We hope you will work with our club leadership to configure a better design in that regard.**
3. We are grateful that you have been accommodating the concerns of our club and LARC (the Los Angeles Rowing Club) regarding space for our canoes and sculls. **Please assure us that the proposed design will not, in the long run, reduce the amount of county rack space or other space for storing personal craft or our club boats.**

These concerns are shared by many users of that area of the beach, and I believe some accommodations during the construction phase, and modifications to the proposed design could easily be made to address those widely shared concerns. I have reviewed the letter of Ann Payson on behalf of the Los Angeles Rowing Club (LARC) and agree with their comments and suggestions.

Some background information about the beach area:

1. Public access would NOT be impeded in any way, if the proposed design were to assure accommodation for the existing level of rack storage and modified to better facilitate rinse uses

As a former Coastal Commissioner, I am intensely familiar with its purposes, purview and statutory mandates. I appreciate your interest in wanting to maintain public access to the Mother's Beach area, and I can assure you that, as currently configured, there is a significant amount of public access. The beach in its entirety is a large crescent, enough to accommodate quite a lot of public use, including a number of simultaneously operating events, such as family style parties.

The current use by MDROCC is in a small portion of the total beach area — to include the county and club racks for single seat canoes, as well as the space allowed for our 6 seat canoes, as well as the LARC sculls, all in an area which we share with the rest of the public. **I have attached a photo, below, of the entire beach area, with a drawn yellow outline to show the area currently shared by both MDROCC and LARC. (While this is an old aerial photo from the**

Even with that fractional area of use now designated for MDROCC and LARC, it is commonplace to experience other uses concurrently woven in and well integrated with ours in that same area — such as summer boating camps for children, stand up paddling classes, sailing classes and individuals using their kayaks or stand up boards. We also often see many folks simply enjoying themselves on the beach with their chairs and umbrellas. And, all of the above weave our various personal craft uses in with the tour boats, as well as the other motor and sail boats.

I can attest that, for the past 17 years that I have been an active member of MDROCC and have frequented the area year round, I have witnessed a happy accommodation of all those uses in the area, with no untoward consequences.

We hope that the proposed design will not shrink the area of use for us even further, which would thus significantly limit public access and use. We also believe that reasonable accommodation could be made for rack storage during the construction phase, without impeding public use.

2. A modification of the proposed building design would be helpful to allow for rinse maintenance of small personal craft

The proposed design strikes me as a discouraging configuration by which to rinse canoes and the other similar craft which are rinsed in the existing area, which need to be near the hoses and racks without obstruction. Please know that the wash area is used by many more individuals and groups than our club and its members. The ability to rinse off sea water is an important aspect of craft maintenance. **We hope you will consider requesting a modification to the building area design so that a rinse station for personal craft (canoes, kayaks, stand up paddles boards) could be more readily accommodated, in a fashion similar to the existing use.**

We also invite the commissioners to meet with us in the area in question sometime soon, so we can show you the current flow and pattern of use.

Thank you for considering this information, taking to heart our concerns, and considering our views.

Paula Daniels
MDROCC member, and resident of SD 3

Undated photo from the Marina del Rey Historical Society; yellow rectangle shows area of current use by MDROCC and LARC

Photo from ABC News, August 2022. Yellow highlight shows more than the area of current use by MDROCC and LARC

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	Elida Luna
Subject:	FW: Request for Temporary Vessel Storage and Comment Regarding Beach Construction Plan
Date:	Monday, September 30, 2024 7:08:23 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Jme Kimizuka <jme.email@yahoo.com>
Sent: Sunday, September 29, 2024 11:47 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Request for Temporary Vessel Storage and Comment Regarding Beach Construction Plan

CAUTION: External Email. Proceed Responsibly.

Subject: Request for Temporary Vessel Storage and Comment Regarding Beach Construction Plan

Agenda #7

To Whom It May Concern,

Thank you for sharing the update on the upcoming beach construction and its effects on the County racks. I appreciate the efforts being made to find solutions for the vessels impacted.

I'd like to reiterate that the current lack of storage options is a pressing issue for me, as I don't have an alternative place to store my vessel during the construction period. The construction timeline of 12-24 months without any accommodation for vessels on the County racks, like mine, presents a significant inconvenience. While provisions are being made for the club racks, there doesn't seem to be a viable solution yet for individuals like myself, which is problematic.

In light of this, I strongly urge the County to consider providing interim racks like finding another suitable alternative if beach space is limited. This would ensure that those of us who rely on the County racks are not left without storage for the duration of the construction.

I appreciate your attention to this matter and any steps that can be taken to provide temporary storage solutions for those of us affected. Please keep me updated on any potential resolutions.

Thank you again for your time.

Best regards,

Jaimee Kimizuka

442-249-0036

Not the applicant

5228 W 123rd Street

Hawthorne, CA 90230

Agenda #7

Sent from Yahoo Mail for iPad

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: Written Public Comment - Meeting Date 10/2/24 - Project No. PRJ2023-003853-(2)
Date: Monday, September 30, 2024 3:34:14 PM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Sabrina Alias <sabrina.gray@gmail.com>
Sent: Monday, September 30, 2024 3:01 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Written Public Comment - Meeting Date 10/2/24 - Project No. PRJ2023-003853-(2)

CAUTION: External Email. Proceed Responsibly.

Agenda Date: 10/2/2024
Item Number: 7
File number 24-176
Project No. PRJ2023-003853-(2)
Coastal Development Permit No. RPPL2023005678

Name: Sabrina Alias
Email: sabrina.gray@gmail.com
Phone: 424.252.9070
Not the applicant

As a 9 year LA County resident, I have long appreciated the county's efforts to provide waterway access to the largest number of residents possible. I am an apartment renter, with no outdoor or garage storage space. So, it was not until qualifying for a dinghy storage rack that I was able to purchase my first single person canoe, rather than sharing friends' boats. The dinghy storage rack is the only means for me to access the water - which I try to do multiple times per week.

If provisions are not made for temporary storage, I will either have to store my boats with family, who live two hours away (making them unusable) or sell them. With either option I'll lose waterway access for the duration of construction. I'm also concerned that because others are in my situation, and the market for single person canoes is quite specialized, a flood of boats to the market will drive prices down, causing a financial hardship if I try to sell.

As an architectural designer with more than 25 years experience, I understand that construction is always an inconvenience, and often takes longer than expected. I am flexible and willing to help if there is a solution to maintaining waterway access during construction. I am willing to donate time and materials to help build temporary higher density boat storage. Please consider providing space anywhere it is reasonable to hand

carry a long and fragile boat to the water -- whether it is somewhere along Mother's beach, in a nearby parking lot or park, or in one of the other storage lots near Burton Chase.

As for the proposed design - having looked at the plans as a professional designer, I am concerned that the turning radius needed for fragile hand-carried boats has not been carefully considered. Tighter clearances around the proposed storage racks (especially at the matrix and 20-24' length areas) appear to make maneuvering boats in and out of racks more difficult. Also, the clearances around the double sided wash rack, which is heavily used by all sorts of crafts, appears tighter. At busy times, both sides of the wash rack are used, with adjacent storage racks often used as overflow. Many of the crafts being washed are then loaded onto cars, and sometimes sit on the wash rack while waiting for a car to pull up. The entire wash area is often a bottleneck, and any additional clearance or staging area provided nearby would be a huge benefit to the larger community.

I appreciate the waterway access that the dinghy storage has given me over the years, and am heartbroken to imagine losing all waterway access for the duration of construction which is estimated to be at least a year. Please consider providing an area for temporary storage.

Thank you,
Sabrina Alias

Angelica Miles
9025 Lucerne Ave
Culver City, CA 90232
angie@marinaoutrigger.org

9/30/2024

LA County Regional Planning Commission
Re: Project Number PRJ2023-003853. Coastal Development Permit No RPPL2023005678 (14110 Palawan Way)

Dear Members of the Commission,

Regarding the 12- 18 month planned construction at Mother's Beach in Marina del Rey: There are at minimum, 200 vessels currently on the County storage racks at Mother's Beach that were prematurely sent notices to vacate by November 15th. These notices were sent out PRIOR to this Commission's approval and prior to any construction staging plan being presented. Most of these rack renters live in apartments and have no other place to store their vessels. Many don't even have vehicles to transport these vessels off the beach. Many will be forced to get rid of their vessels. These LA County racks provide a valuable means for County constituents to access the water via the only beach access in Marina del Rey.

As a representative of the Marina del Rey Outrigger Canoe Club, an organization that has served the LA County community on Mother's Beach for close to 60 years, I am asking the County to reconsider these notices. We have reached out to County officials offering to, at our own expense and labor, build additional temporary racks that could be placed on the beach or in the adjacent Lot 9 on Palawan Way to address storage needs during the construction timeline. This plan would take up a total of 6 parking spaces and in doing so would save approximately 90 vessels from being displaced and preserving their access to recreation at Mother's Beach. We have in the past constructed this type of rack in the past and the design was created by a licensed architect and / or structural engineer.

This project as proposed is inconsistent with the Local Coastal Program (LCP) and Resource Protection Policies as it risks premature displacement of County boaters and extended impediment to recreational facilities. Given the potential for appeals these plans seem hasty and lacking in assurance for the community. It is essential to provide an alternate plan for as many of the 200 vessels affected by this proposal, as the current plan reduces public access to the water for an extended period and may force individuals to abandon their canoes.

Aside from the premature displacement and resulting eviction of County boaters the project has some serious flaws. While it serves to revitalize an outdated restroom structure and improve ADA accessibility and water runoff, it fails to provide realistic adequate wash areas for the number, types and size of vessels that frequent Mother's Beach. This oversight will likely

lead to ongoing runoff issues as boaters will be forced to wash their vessels on the beach as they do now.

The project creates potential hazards as it reduces the area of sand and increases concrete surfaces that push the project and vessels further towards the high tide line. Our community has witnessed a consistent shrinking of the beach area over the years, and with rising sea levels, this project would exacerbate hazards by pushing concrete and vessels further towards the water.

This project was originally intended to INCREASE much needed boat storage at Mother's Beach but instead seems to decrease the number of vessels. The added steps not only create a trip hazard for boater carrying their vessels they also reduce the sand area used for the boat racks.

We urge the Planning Department to review this design closer and to explore alternative storage solutions and to ensure public access to waterways that are only accessible from Mother's Beach.

Thank you for your attention to this matter. I look forward to seeing a proactive plan that respects both community needs and ongoing development efforts.

Sincerely,

Angie Miles
President
Marina del Rey Outrigger Canoe Club
angie@marinaoutrigger.org
(310) 801-0574

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: Agent Item: 24-176
Date: Monday, September 30, 2024 7:06:53 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: David Villarama <dvillarama@gmail.com>
Sent: Thursday, September 26, 2024 7:36 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Agent Item: 24-176

CAUTION: External Email. Proceed Responsibly.

Agent Item: 24-176
Project No. PRJ2023-003853-(2)

David Villarama - applicant
dvillarama@gmail.com
626-616-0627

To whom it may concern,

I'm a regular user/paddler at Marina del Rey mother's beach for around 20 years and a member of outrigger club. I've won the lottery (it used to be a lottery way back when) to get a rack space to put my one-person outrigger canoe.

It has been a blessing and has kept my sanity on hard times specially during the covid years.

I am worried for my own and other's well being without having access to nature and exercise without my canoe space. I wish I could store it at home but there is no room in my small apartment.

So please please give us some bit of space to temporarily store our canoes. We can build a rack that can hold 40 canoes in a small space. We will help pay and build it at no cost to the county.

It would be a small tiny bit of area for around 40 people. If not on the beach, maybe at a nearby parking lot. I'll probably be a space of a car (How about parking lot 8? or in lot 77?)

Thank you for your time,

David

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: 7. Project No. PRJ2023-003853-(2)
Date: Tuesday, October 1, 2024 10:59:33 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Adrian Cano Stoin <adriancano@hotmail.com>
Sent: Tuesday, October 1, 2024 10:55 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: 7. Project No. PRJ2023-003853-(2)

CAUTION: External Email. Proceed Responsibly.

7. Project No. PRJ2023-003853-(2)

Name: Adrian Stoin -not an applicant
Email: adriancano@hotmail.com
Phone: 323-547-2886
Not an applicant

I am writing to express concern in regards to the transition plans. I have a canoe stored on the county rack with no other option as I leave in an apartment building. Per my understanding, there is no transition plan for the county racks. The construction would take a long time and would not have any access or possibility to store the canoe.

I hope that a solution can be found.

Adrian Stoin

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Elida Luna
Subject: FW: Project#:PRJ2023-003853
Date: Tuesday, October 1, 2024 12:01:27 PM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Nancy Dopp <ndpaddler@gmail.com>
Sent: Tuesday, October 1, 2024 11:53 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Project#:PRJ2023-003853

CAUTION: External Email. Proceed Responsibly.

Re: Coastal Development Permit RPPL 2023005678

Nancy Dopp
Ndpaddler@gmail.com
310-614-4800
Applicant

My name is Nancy Dopp and I am a current rack customer for 2 spaces and have been for probably 10 years or more. I am a member of the Marina Del Rey Outrigger Canoe Club and have been for over 45 years. I am 72 years old and my current rack space is front and center which allows me easy access on and off with my canoe. I am recovering from knee replacement surgery and the location allows me to be able to use my canoe for necessary training and recovery from my surgery.
The accessibility of these racks are important for us along with ease for washing and cleaning. The proposed design shows wavy cutbacks in the walkway and a possible cover over the washing facility which will impede access and ease in clean up.
We are asking you to please make your design more accessible to all that rent these racks so we may continue our training and participate in our Marina.
Thank you for your consideration.

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	Elida Luna
Subject:	FW: Coastal Development Permit No. RPPL2023005678 MEETING 0CTOBER 2, 2024. PALAWAN WAY, MARINA DEL REY, CA
Date:	Tuesday, October 1, 2024 10:35:08 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: KENT MOODY <ksmaml@msn.com>
Sent: Tuesday, October 1, 2024 10:30 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Coastal Development Permit No. RPPL2023005678 MEETING 0CTOBER 2, 2024. PALAWAN WAY, MARINA DEL REY, CA

CAUTION: External Email. Proceed Responsibly.

REPORT TO THE REGIONAL PLANNING COMMISSION

PROJECT #: PRJ2023-003853-(2)

MEETING DATE: OCTOBER 2, 2024

AGENDA ITEM: 7. PROJECT #: PRJ2023-003853-(2)

From:

Kent Moody
ksmaml@msn.com
310-889-4586
Not applicant

To: The Regional Planning Commission

The following addresses some concerns re: the upcoming remodel project at 14110 Palawan Way, Marina del Rey, CA.

After reviewing the project, the first concern is the county boat storage racks which are being removed. There are 200 boat spaces on these racks, 100 of which are occupied by outrigger canoes and 100 other spaces occupied by

other water craft. There currently is no plan for storage and temporary relocation of these boat spaces during the proposed construction. This will leave 200 people without storage space and most of these people do not have alternate storage space available to them. It is suggested that storage space might be placed at the north end of Parking Lot 9 during this construction period (or possibly in lot 8). Additionally, once construction is completed, there is no space planned for accommodating these 200 boat spaces. This leaves 200 people without a place for their boats. The county is asking that these boats be relocated prior to the beginning of November. There is no guarantee that there will not be an appeal to this project. If there is an appeal, this could take a significant amount of time, during which time, these people will have nowhere to place their boats. The time frame for removing boats should be consistent with the actual start date of the construction project (such as the week prior to start of construction). This MUST be addressed prior to proceeding with construction to accommodate all of these boats.

Secondly: The stairway/pathway access to the boat wash area is not feasible with trying to maneuver a 20 foot or longer boat. A right or left hand turn at the top of steps/stairs, or on a zigzag pathway, is impractical, dangerous, and nearly impossible, especially in tight spaces. Stairways/steps need to be in a direct straight line to the washing area to prevent accidents and promote safety. The wash area itself is small and very limited! There really is also not a need to have the wash area covered. Hopefully, the wash area can be expanded and the pathway/stairway can be in a direct straight line without turns.

Thank you for your consideration and addressing these problems. It is critical that they be resolved in order to have a successful accessible facility.

Sincerely,

Kent S. Moody

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Rafael Andrade
Subject: FW: My rack space
Date: Wednesday, October 2, 2024 7:01:35 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

-----Original Message-----
From: Douglas Ewer <douglasewer@icloud.com>
Sent: Tuesday, October 1, 2024 10:37 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: My rack space

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,
I'm writing to provide a written comment (as a non applicant) for the October 2nd 2024 meeting of the Los Angeles County Regional Planning Commission.

This comment is in reference to agenda item number 7: Project No. PRJ2023-003853-(2), Coastal Development Permit No. RPPL2023005678, by the Los Angeles County Department of Beaches and Harbors.

I have my OC1 stored at this beach on one of the racks that belong to the Marina del Rey outrigger canoe club. I live in a small apartment and I have no other place to store this boat even if I had any way of transporting it away from the beach. I want to respectfully ask that we can find a solution where there is an alternative place in the marina where we can store the canoes. This is of great concern to me as well as to a lot of other people. Please thank you for your attention. Sincerely Douglas F Ewer

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: Rafael Andrade
Subject: FW: Oct 2nd meeting-Agenda item #7
Date: Wednesday, October 2, 2024 7:01:14 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Jme Kimizuka <jme.email@yahoo.com>
Sent: Tuesday, October 1, 2024 6:07 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Re: Oct 2nd meeting-Agenda item #7

CAUTION: External Email. Proceed Responsibly.

Sent from Yahoo Mail for iPad

On Sunday, September 29, 2024, 11:47 AM, Jme Kimizuka <jme.email@yahoo.com> wrote:

Subject: Request for Temporary Vessel Storage and Comment Regarding Beach Construction Plan

Agenda #7

To Whom It May Concern,

Thank you for sharing the update on the upcoming beach construction and its effects on the County racks. I appreciate the efforts being made to find solutions for the vessels impacted.

I'd like to reiterate that the current lack of storage options is a pressing issue for me, as I don't have an alternative place to store my vessel during the construction period. The construction timeline of 12-24 months without any accommodation for vessels on the County racks, like mine, presents a significant inconvenience. While provisions are being made for the club racks, there doesn't seem to be a viable solution yet for individuals like myself, which is problematic.

In light of this, I strongly urge the County to consider providing interim racks like finding another suitable alternative if beach space is limited. This would ensure that those of us who rely on the County racks are not left without storage for the duration of the construction.

I appreciate your attention to this matter and any steps that can be taken to provide temporary storage solutions for those of us affected. Please keep me updated on any potential resolutions.

Thank you again for your time.

Best regards,

Jaimee Kimizuka

442-249-0036

Not the applicant

5228 W 123rd Street

Hawthorne, CA 90230

Agenda #7

Sent from Yahoo Mail for iPad

To: RPC Chair O'Connor, Commission Members
Cc: Amy J. Bodek, Director, DRP; Gary Jones, Director, DBH

From: Barry A. Fisher

Date: October 4, 2024

Re: Regional Planning Commission – DBH Proposed Project No. PRJ2023-003853(2)
Hearing 10/2/24, Agenda Item 7 (partial hearing, continued to 11/20/24)

Dear Chair O'Connor and Commissioners:

I am writing as Vice President of the Mothers Beach United Marina Rowing Association and, until recently, Chair of the Marina del Rey Community Boating Council, where I served for several years. I have also been Vice President of the LA Rowing Club for over 10 years, now inactive member, and I am one of the founding attorneys of the Sierra Legal Defense Fund, now Earthjustice.

I am deeply concerned about the land-use decision-making process discussed during the October 2, 2024, hearing on the future of beach-launch watercraft area renovations at Mothers Beach. While I understand the complexities involved in such decisions, I believe there is a significant issue here that needs urgent attention. I would like to suggest an interim solution below that I believe could be implemented quickly.

Background--The Marina was built in the 1960s with substantial federal and state funding, with the primary goal of serving regional recreational boating needs. Mothers Beach (MB) remains the only beach launch in the Marina, servicing kayaks, rowing shells, outrigger canoes, and more. Given this unique role, the priority should be to improve and expand the space to accommodate growing regional demand for beach access facilities. Efforts to beautify the area for pedestrians at the expense of boating facilities could create conflicts and congestion, particularly on a beach that currently has much foot traffic carrying long boats overhead from cars and racks to water.

Key Concerns--At the October 2 hearing, I spoke about two issues. First, I greatly appreciate DBH Director Jones' commitment to provide interim rack space for MB's three boating clubs. However, it is essential that the many individuals leasing racks at MB for kayaks, outriggers, and other small craft are also provided alternative space. Most urgently, the November 15 eviction date for rack holders should be suspended until a reasonable solution is reached, after the proposal's approval.

Second, the land-use decision-making process raised serious concerns. Unfortunately, I was not given time to fully express this during the hearing, but I believe the process was not as transparent or inclusive as it should have been. Specifically, the proposal focuses on two elements: replacing the existing MB building and redesigning the beach space for boat racks and storage areas. My concerns are focused on the latter.

Historical Context--To provide some context, in 2005, as Vice President of the LA Rowing Club, I learned that DBH had quietly granted development rights for a 32,000-square-foot commercial/residential project to replace the MB parking lot and turn the beachfront into a park, eliminating recreational boating. I helped organize the Marina community, and over several years, we fought to preserve the beach-launch area, speaking at hearings before DBH, the Coastal Commission, the Board of Supervisors, and the Regional Planning Commission. In 2010, the project was finally halted by the Regional Planning Commission. Following that, meetings were held with DBH and DRP staff about creating a dedicated watercraft center at MB. I helped organize site visits to model boathouses, including Newport's Aquatic Center, and DRP Director Richard Brucker was particularly supportive of building something similar in the Marina. However, these discussions focused on replacing the building, not on addressing the growing need for expanded rack and storage space.

The Current Situation--Recently, on September 16, 2024, DBH sent eviction notices requiring rack holders to remove their watercraft by November 15, 2024. We learned that DBH, without consulting the user community, had decided on a beach land-use plan defining,limiting the rack/storage unit area confining it to existing or diminished space, necessitating the removal of all racks and storage units for what might be a year during demolition and reconstruction. There was no meaningful input from the public regarding current and future needs for watercraft storage.

During the October 2 hearing, a commissioner inquired about public outreach related to recreational watercraft needs. DBH was asked but referred to the Department of Public Works representative appearing virtually and nothing was heard in response. Then, surprisingly, the DBH representative announced that unless the project is approved and construction contracts are signed by December, the funding for the project would be lost.

Call for Improved Public Input--While I recognize the challenges DBH and DRP face in balancing various interests, it is critical that this process be transparent, inclusive, and centered around the public's needs. MB is a unique recreational asset serving the entire county, and it is the role of our public agencies to ensure that decisions reflect the broader public interest, not just the needs of specific clubs or organizations.

We should be looking ahead, perhaps even to the 2028 Olympics, when LA could proudly host a world-class watercraft facility. This is not just about aesthetics or beautification—it's about preserving and expanding access to crucial recreational resources.

Proposed Interim Solution--As a potential interim solution, I propose that the current project be approved, but with the understanding that beach space—at least up to the Jamaica Inn access walkway—be dedicated to future development of watercraft racks, storage units, and wash areas. This would allow progress on the building replacement while ensuring that the needs of the watercraft community are not sidelined.

I appreciate your consideration and look forward to a more inclusive and thoughtful approach to planning for the future of Mothers Beach.

Sincerely,
Barry A. Fisher

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	Elida Luna
Subject:	FW: Continuance of Item No. 6, originally scheduled for the November 20, 2024 Planning Commission Meeting to December 11, 2024
Date:	Tuesday, November 19, 2024 4:15:19 PM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

-----Original Message-----
From: ann@paysonulin.com <ann@paysonulin.com>
Sent: Tuesday, November 19, 2024 3:33 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Susana Espinosa <SEspinosa@bh.lacounty.gov>; Angie Castaneda <ang218@aol.com>; Sabrina Loesh <sloesh@msn.com>
Subject: Continuance of Item No. 6, originally scheduled for the November 20, 2024 Planning Commission Meeting to December 11, 2024

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern:

This comment is in reference to agenda item number 6: Project No. PRJ2023-003853-(2), Coastal Development Permit No. RPPL2023005678, by the Los Angeles County Department of Beaches and Harbors.

I am a board member of Los Angeles Rowing Club. We had a number of problems with the original Mother's Beach construction documents submitted for approval in October. Happily, since then we and a number of other stakeholders have had the opportunity to meet with the Beaches & Harbors design team, and they have indicated a willingness to make changes that will address many of our issues with the design and with the construction process.

I understand that Beaches & Harbors has requested a continuance on this matter to December 11. As of this date LARC has not seen an updated set of construction documents, so LARC supports this request for continuance. We would like to see what changes have been made in advance of the next Planning Commission meeting on the matter. It is our hope that we will be able support the new design, but of course will need to see the finalized versions before we can be sure we will be able to.

I will not be able to attend the meeting tomorrow, but plan to attend the continued meeting on December 11.

Thank-you,

Ann Payson

From: Susana Espinosa
To: Angie Castaneda Miles; Shawn Skeries
Cc: Warren Ontiveros; DRP Public Comment; Sean Sackett
Subject: RE: Final Revised Site Plan – Marina Beach Renovation Project Number PRJ2023-003853 / Mother"s Beach
Date: Tuesday, November 12, 2024 9:02:46 AM
Attachments: image001.png
image002.png

Hi Angie,

We've explored a couple of layout options to accommodate this. However, the final arrangement on the sand will be determined as work progresses, with exact dimensions confirmed and show drawings created. While we haven't determined the removal of any rack, we bear in mind your request for additional sand space for the canoes and will ensure that approximately 60 feet of sand is allocated for them.

Susana Espinosa, Boating Section Head
County of Los Angeles
Department of Beaches & Harbors
PH: 424-526-7891

From: Angie Castaneda Miles <ang218@aol.com>
Sent: Monday, November 11, 2024 10:29 AM
To: Susana Espinosa <SEspinosa@bh.lacounty.gov>; Shawn Skeries <sskeries@planning.lacounty.gov>
Cc: Warren Ontiveros <WOntiveros@bh.lacounty.gov>; DRP Public Comment <comment@planning.lacounty.gov>
Subject: Re: Final Revised Site Plan – Marina Beach Renovation Project Number PRJ2023-003853 / Mother's Beach

CAUTION: External Email. Proceed Responsibly.

Hi all,

Just wanted to circle back on this concern that still exists with the current plan on the sand. I voiced this at our recent meeting and after the meeting when we all met at the beach. Please see my comment below. I am concerned about the loss of 25 ft of beach area that allows for proper operation, storage and programming for the Marina Del Rey Outrigger Canoe Club due to the placement of the handicap ramp. As I depicted below we can gain back a portion of the area by NOT adding an extra row of racks, shaded in red, or moving the racks shaded in green. I hope you all really take this into consideration as the current layout may create congestion right up to and on top of the ADA ramp intended for access. Again, I thank you all for all your diligence on this project and for taking the entire community into account.

Angie Miles
Marina del Rey Outrigger Canoe Club
President

(310) 801-0574

On Friday, November 1, 2024 at 09:19:49 PM PDT, Angie Castaneda Miles <ang218@aol.com> wrote:

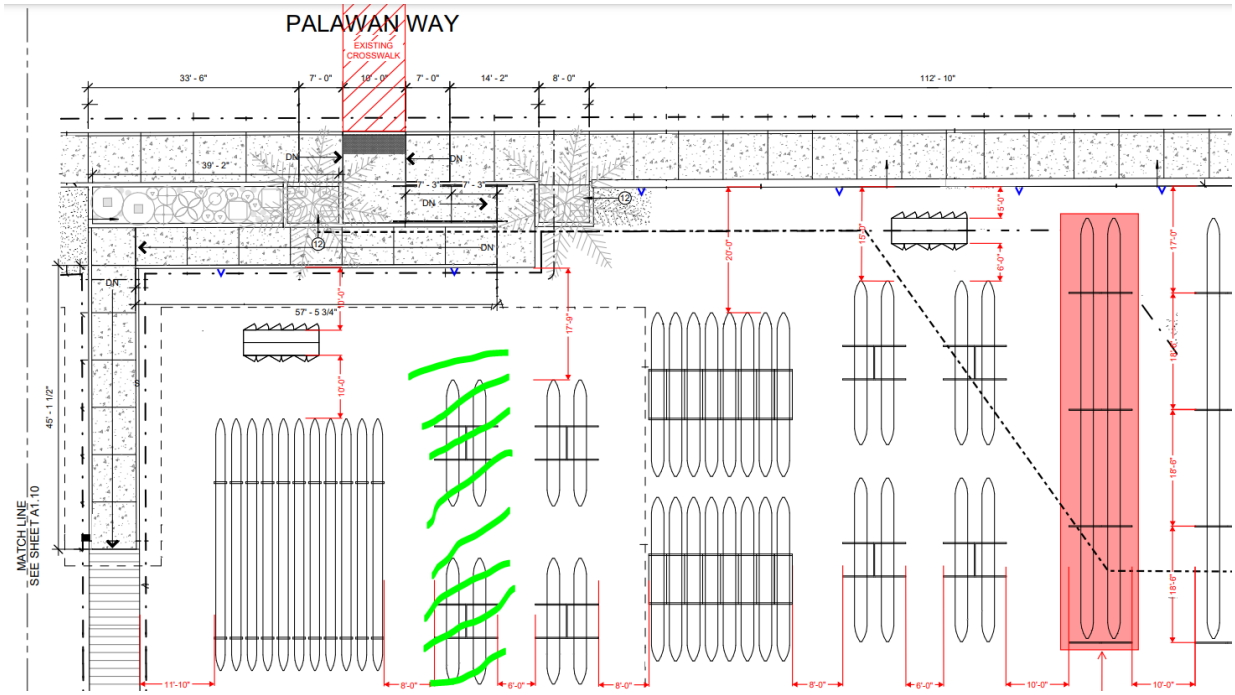
Hello,

Thank you for sending this revised plan over and for all of the thoughtful changes. As I voiced in the meeting and on the beach after the meeting I am still very concerned over the amount of area that is being reduced for the use and storage of Marina Outrigger's large canoes (OC6). If you take a look at an old aerial GIS photo, our canoes have occupied over 65 ft of the beach. Per these revised plans we are being condensed to approximately 40 ft of the beach. And considering that there needs to be 8 ft of clearance between the large canoes and the racks, there is no room for wiggle room.

I am asking that at minimum, the two racks hashed in green below be moved elsewhere and that the site plan depict the OC6 canoes as taking up that space - spread out more to show the canoe's "outrigger". This would expand our space to approximately 57 ft of the beach. The current configuration would mean we would have to use the sand across the handicap ramp to move our boats in and out. There would be alot of shuffling required in this tighter space.

I hope this is something that can be done, especially considering that the racks in red are new and seem to not be needed by LARC (not sure about the other clubs).

Angie Miles
Marina Outrigger



On Thursday, October 31, 2024 at 10:47:06 AM PDT, Susana Espinosa <sespinosa@bh.lacounty.gov> wrote:

Greetings:

Thank you to all who participated in yesterday's meeting and site walk, where we reviewed the final revised site plan for the Marina Beach Restroom & Boat Storage Project. This updated plan has addressed the primary concerns raised in public comments, including temporary storage solutions during construction, preservation of storage space, improved ramp access to the sand from Lot 9 on the west side of the building, and additional opportunities for rinse areas. Please note that final rack configurations, fixtures, and equipment details will be refined later, pending verification of field measurements and review of shop drawings during construction.

With this final revision, the County is now closing the site plan update process and will focus on preparations for the Regional Planning Commission hearing on December 11, 2024, for issuance of the Coastal Development Permit.

The Department of Beaches and Harbors Boating Section will continue coordinating with permittees on the relocation schedule for temporary vessel storage ahead of contractor mobilization.

Thank you for your support and valued input throughout this process. We look forward to delivering a project that will benefit the community by providing enhanced public access and improved facilities for all users.

Best regards,

Susana Espinosa, Section Head

Boating and Marina Management Section

Community & Marketing Services Division

County of Los Angeles

Department of Beaches & Harbors

(424) 526-7890

boating@bh.lacounty.gov

COUNTY OF LOS ANGELES
DEPARTMENT OF
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Marina del Rey Annual Nesting Bird Survey Project

2023 Annual Report

prepared for

County of Los Angeles Department of Beaches and Harbors
Porsche Nauls
13837 Fiji Way
Marina del Rey, California 90292

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

July 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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1 Introduction

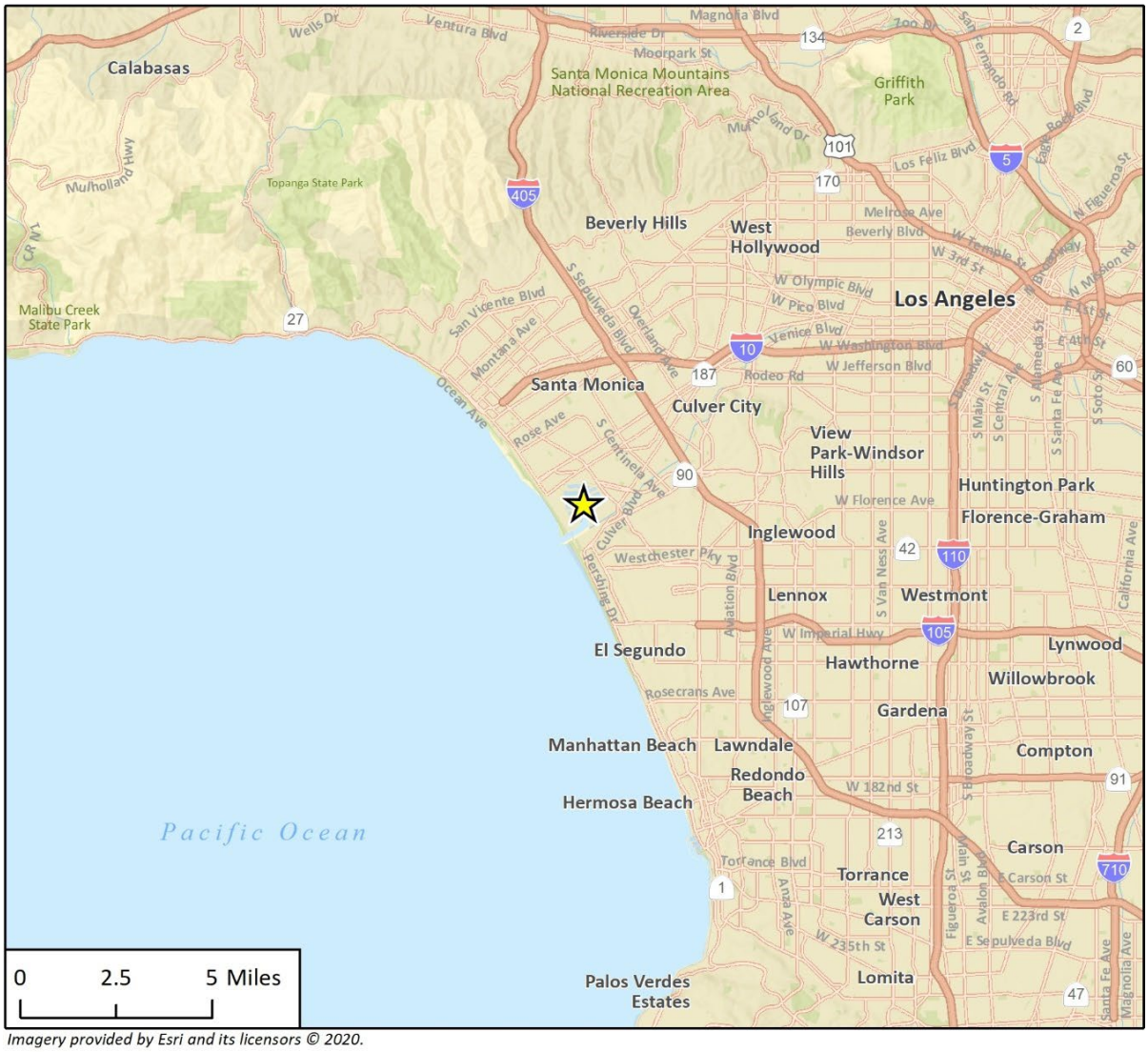
This report presents the results of the 2023 nesting bird surveys conducted for the Los Angeles County Department of Beaches and Harbors in accordance with the annual nesting bird survey requirements of the 2012 Marina del Rey Local Coastal Program (LCP). Rincon Consultants, Inc. (Rincon) conducted four surveys during the nesting bird season (January 1 to September 30) to determine the presence/absence of nesting colonial waterbirds and raptors that may nest in the trees within the unincorporated area of Marina del Rey. The nest surveys are an annual requirement in accordance with Tree Management Policies No. 23 and 34 from the Marina del Rey Land Use Plan (LUP; County of Los Angeles Department of Regional Planning 2012) and have been conducted in 2009, 2011, 2012, and 2014-2023. The results of these surveys are referenced to monitor trends in nesting behavior, recommend mitigation measures regarding new plantings or nest removals, and provide information on potential public health, safety, and access concerns. This report provides colonial waterbird and raptor species background information, 2023 nest survey methodology and results, and a discussion of colony trends.

1.1 Project Location and Existing Conditions

Marina del Rey is an unincorporated community in the southwestern portion of Los Angeles County, southeast of the incorporated neighborhood of Venice and north of the incorporated neighborhood of Playa del Rey. The community is surrounded by development to the north and west, and the Ballona Wetlands Ecological Reserve to the east and south (Figure 1). The 804-acre community includes 401 acres of developed land and 403 acres of water, of which 292 acres of land and 148 acres of water are leased to private entities. Numerous ornamental trees and shrubs such as coast coral tree (*Erythrina caffra*), Monterey pine (*Pinus radiata*), stone pine (*Pinus pinea*), Tasmanian blue gum "blue gum" (*Eucalyptus globulus*), rubber fig (*Ficus elastica*), rusty fig (*Ficus rubiginosa*), common olive (*Olia europaea)*, broad-leaved paperbark (*Melaleuca quinquenervia*), and Mexican fan palm (*Washingtonia robusta*) border roadways and pedestrian paths in Marina del Rey. Several areas within and adjacent to Marina del Rey have been restored including Oxford Retention Basin (10.27 acres of open water/marsh habitat), Wetland Park (1.46 acres of tidally influenced saltmarsh habitat at Parcel 9), and the margin of Ballona Wetlands Ecological Reserve Area A.

Overall, the conditions of the project area have remained relatively unchanged, with human activity and vehicle traffic levels comparable to 2022. Similar to 2022, colonial waterbird nesting in 2023 appeared to start earlier in the year. Two notable construction activities were observed during the April 21, 2023, survey: parking lot maintenance at the eastern end of Bora Bora Way and renovation of Panay Way's Dolphin Apartments complex (which continued throughout the 2023 surveys). Additionally, emergency removal of two blue gum trees occurred at Yvonne B. Burke Park (on the north side of Admiralty Way, north of the marina) on June 14, 2023. No other notable construction activities were observed during the surveys.

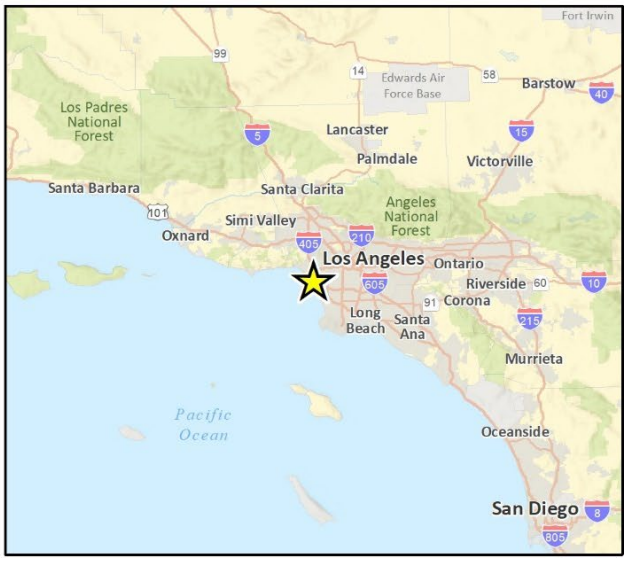
Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2020.

Project Location

N



Nesting Bird Survey Area

The nesting bird survey area covered the unincorporated community of Marina del Rey. The survey area is further separated into ten distinct nesting areas based on historical nesting data and to maintain consistency with previous years' reports (Figure 2). Each survey area is briefly described below including general location, land use, and nesting observations from prior surveys.

Admiralty Way

The Admiralty Way nesting area is the northern-most area, located on the northern boundary of Marina del Rey. Admiralty Way is a heavily traveled, four-lane road bordered by Yvonne B. Burke Park and residences to the north. The 10.7-acre Oxford Basin is located on the northwest corner of Admiralty Way.

The southern side of Admiralty Way consists of residential areas, a fire station, and commercial area. The harbor is directly south of this area. A black-crowned night-heron (*Nycticorax nycticorax,* BCNH) colony has previously been documented at this location, and Peregrine falcons (*Falco peregrinus*, PEFA) have also been documented nesting in this area. No other nesting waterbird colonies have been documented within the Admiralty Way area since 2016.

Bali Way

Bali Way nesting area is located southwest of Admiralty Way, one street east of Mindanao Way, and provides access to the Marina del Rey Hotel and Harbor Basins F and G, on the east side of the marina. Suitable nesting/roosting trees line Bali Way; however, no colonial waterbird nesting has been documented in this area since annual surveys began in 2009.

Bora Bora Way

The Bora Bora Way nesting area is south of Tahiti Way along Via Marina. This area is primarily residential with harbor waters located to the north and east. Great blue heron (*Ardea herodias*, GBHE) nesting was documented in the eastern portion of Bora Bora Way in 2016 and again in 2022.

Fiji Way

Fiji Way is located south of Burton Chace Park, across the main channel from Bora Bora Way and Mariner's Village. This area consists of a mix of commercial and residential uses, with several large parking lots. Directly south and east of Fiji Way is Ballona Creek and the Ballona Wetlands Ecological Preserve, a 600-acre conservation site. One active GBHE nest was observed in 2021 on a pine tree. Prior to this 2021 sighting, no active colonial waterbird nests have been documented since 2012.

Mariner's Village

The Mariner's Village nesting area is a primarily residential area with some commercial uses interspersed between apartment complexes. Harbor waters are located to the east and south. Historically, GBHE and double-crested cormorant (*Nannopterum auritum*, DCCO) nest colonies have been documented at this location since annual surveys began in 2009.

Figure 2 Project Location and Nesting Areas

Marquesas Way

The Marquesas Way nesting area is south of Panay Way. It is primarily a residential area, with several apartment complexes and harbor waters to the north, east, and south. Snowy egret (*Egretta thula*, SNEG) and BCNH nest colonies have been observed here each year since annual surveys began in 2009.

Mindanao Way (Burton Chace Park)

The Burton Chace Park nesting area is located east of Marquesas Way across the main channel. The area contains a 10-acre public park that frequently hosts fairs, festivals, and concerts for the community. Harbor waters are located to the north, south and west of the park. DCCO and BCNH nesting colonies were documented previously in this area in 2011, and 2017 through 2021. Cooper's hawk (*Accipiter cooperii,* COHA) nests were documented in 2018 and 2019.

Palawan Way

The Palawan Way nesting area is south of Admiralty Way and is located along the access to Wayfarer Apartments and Basins D and E. Suitable nesting/roosting trees line Palawan Way and are incorporated into the Wayfarer Apartments landscape. No historic nesting by colonial waterbirds has been documented in this area.

Panay Way

The Panay Way nesting area is south of the Palawan Way nesting area and includes trees interspersed throughout the residential and commercial areas, including the parking areas for the marina. There is a public beach north of this area and harbor waters to the north, east, and south. No nesting waterbird colonies have been documented within the Panay Way area.

Tahiti Way

Tahiti Way nesting area is primarily residential and consists of trees along the access to numerous residential complexes and Basins A and B. The 1.46-acre Wetland Park is located on the northeast corner of Tahiti Way and Via Marina. The palm trees along Tahiti Way could be suitable nesting/roosting trees for GBHE; however, most of the trees are along the far north and south sides of the street are completely exposed to prevailing winds. Nesting by colonial waterbirds last occurred in this area in 2018.

1.2 Local Jurisdiction

The Marina del Rey LUP is a component of the Marina del Rey LCP, which was adopted in 1996 and amended in 2012. The LUP guides development in the 804-acre County-owned marina. The LUP was developed to address future land use, new access, recreation and resource protection areas, and improvement of existing facilities. The implementation program for the LUP is the Marina del Rey Specific Plan, which is contained in County Code Title 22 (Planning and Zoning Code). According to the LUP, despite the area being completely urbanized and man-made, colonial waterbirds and their nests exist within the bounds of Marina del Rey which require policy protection as coastal resources per Coastal Act sections 30230, 30231, 30233, and 30250. This protection is also intended to be consistent with the California Environmental Quality Act. Marina del Rey is also bordered by several Environmentally Sensitive Habitat Areas (ESHA) including the Ballona Wetlands, Ballona Lagoon, and the California least tern (*sterna antillarum browni*, CLTE) roosting area on Venice Beach. As such,

Tree Management Policies 23 and 34 from the LUP of the LCP require an annual survey of breeding and nesting for federal and state-listed species, California Species of Special Concern, and waterbirds on all properties (including private leasehold properties) within the unincorporated area of Marina del Rey that are covered by the LCP.

2 Methodology

2.1 Literature Review

A literature review was conducted that included information on the target species as defined by the Department of Beaches and Harbors. The LUP defines colonial waterbirds as the following five species: double-crested cormorant, great blue heron, great egret (*Ardea alba*, GREG), snowy egret, and black-crowned night-heron. These species have likely been nesting in Marina del Rey since the mid-1990s (Hamilton Biological 2010).

Annual nesting reports for the survey area from previous years were also reviewed:

- Final Report on Nesting Waterbirds and Raptors, Marina del Rey, Los Angeles County, CA (Hamilton Biological 2014)
- Final Report on Nesting Waterbirds and Raptors, Marina del Rey, Los Angeles County, CA (Hamilton Biological 2015)
- Final 2016 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2016)
- Final 2017 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2017)
- Final Nesting Bird Survey Report Marina del Rey, Los Angeles County, California (Environmental Intelligence 2018)
- Final Nesting Bird Survey Report Marina del Rey, Los Angeles County, California (Environmental Intelligence 2019).
- Final 2020 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2020)
- Final 2021 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2021)
- Final 2022 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2022)

2.2 Nesting Surveys

The nesting bird surveys for colonial waterbirds and raptors were conducted by Rincon Biologist Nicholas Fager between April 21, 2023, and July 17, 2023. Table 1 provides the timing and environmental conditions during the surveys.

Table 1 Survey Details

Survey Date	Time	Observers	Weather
April 21, 2023	0645-1830	Nicholas Fager	62-68°F, 1-9 mph, 0% cloud cover AM – 20% cloud cover PM
May 23, 2023	0700-1856	Nicholas Fager	60-61°F, 0-6 mph, 100% cloud cover AM – 100% cloud cover PM
June 20, 2023	0800-1515	Nicholas Fager	66-69°F, 1-13 mph, 20% cloud cover AM – 0% cloud cover PM
July 17, 2023	0930-1400	Nicholas Fager	75-76°F, 4-8 mph, 80% cloud cover AM – 0% cloud cover PM

The nesting survey area included all 10 nesting areas, including the entire Survey Boundary as shown in Figure 2. The biologist searched both active and inactive colonial waterbird nests and raptors in accordance with the requirements outlined in Policies 23 and 34 in the Marina del Rey LCP, including all suitable and historic nesting sites. The biologist made observations from the ground, surveying for existing and remnant nest structures, whitewash, birds exhibiting breeding/nesting behavior (i.e., courtship displays, copulation, vegetation or food carries, and territorial displays), and the presence of fledglings. Where nests or young were suspected, close physical inspection of the tree was conducted to confirm presence or absence of nests or birds. Binoculars (8x42) were used to aid in the identification of birds and nests. Inaccessible areas (i.e., fenced construction zones and private properties) were also surveyed from the nearest accessible vantage point with the aid of binoculars. The locations of all trees containing waterbird nests were recorded using a Samsung Tablet Geographic Information System (GIS) tracker and Field Maps application.

Nests were identified as "active" based on observations of at least one adult constructing or attending the nest, including incubation, brooding, and nest maintenance. Nests with at least one offspring were also considered "active", as were nests that appeared to be recently constructed (new nesting material and recent whitewash present on or under the nest) with an adult bird perching nearby. The survey methods documented in the 2009, 2011, 2012, and 2014 – 2022 reports for determining "active" or "likely active" nests were referenced to compare the previously documented nesting trends from 2009 onward. "Roost" trees are those that did not contain nest structures but were observed with a significant amount of white-wash underneath and/or a colonial waterbird was observed sitting on a branch.

Where possible, waterbird nests observed during the surveys were identified by avian species. Smaller waterbird colonial nests were presumed to belong to BCNH and/or SNEG if the bird was not directly observed, and larger waterbird colonial nests were presumed to belong to GBHE or GREG. Other indicators that waterbird nesting was occurring on these unoccupied nest structures include feather and guano deposits, other avian activity, and/or presence of broken eggs or dead fledglings. Incidental and non-waterbird nests were also documented during the surveys per Los Angeles County Department of Beaches and Harbors request. Some nests were unable to be determined down to species due to inactivity, degradation, and isolation from other colonial nests. Unspecified small nests were classified as unknown passerine nests while unspecified large nests were classified as unknown corvid nests. All nests not determined to be utilized by waterbirds are considered "incidental" regardless of species. Nest counts were compared with those from similar waterbird nesting surveys conducted at Marina del Rey, including: 2009 (Hamilton Biological 2010), 2014 (Hamilton Biological 2014), 2015 (Hamilton Biological 2015), 2016 (Rincon 2016), 2017 (Rincon 2017), 2018 (Environmental Intelligence 2018), 2019 (Environmental Intelligence 2019), 2020 (Rincon 2020), 2021 (Rincon 2021), and 2022 (Rincon 2022). Birds are referred to by their four-letter species acronym throughout this report as defined in Table 2 below.

Table 2 Species Acronyms

Species Name	Acronym
black-crowned night heron	BCNH
double-crested cormorant	DCCO
great blue heron	GBHE
great egret	GREG
snowy egret	SNEG
American crow	AMCR
Cooper's hawk	COHA

* Large colonia waterbirds include GBHE and GREG and small colonial waterbirds include SNEG and BCNH.

3 Survey Results

3.1 2023 Annual Survey Results

During the 2023 breeding season, 180 active colonial waterbird and 19 incidental passerine and American crow (*Corvus brachyrhynchos*, AMCR) nests were detected. The following species were observed: BCNH, DCCO, GBHE, and SNEG, including several small unknown colonial waterbird nests (Table 3). No nesting GREG were observed during the 2023 surveys. As indicated in Table 3 below, the 180 active nests were in 35 trees within three nesting areas: Mariner's Village (seven trees), Marquesas Way (24 trees), and Mindanao Way at Burton Chace Park (four trees). No active colonial waterbird nests were observed in the Admiralty Way, Bali Way, Bora Bora Way, Fiji Way, Palawan Way, Panay Way, or Tahiti Way nesting areas in 2023; however, waterbirds were observed roosting at Admiralty Way, Bora Bora Way, Mariner's Village, Marquesas Way, Mindanao Way at Burton Chace Park, and Palawan Way. Roost locations and incidental passerine nests observed are depicted on Figure 3. As shown, 12 AMCR nests were observed: one along Via Marina, four within Mariner's Village, one along Tahiti Way, three along Admiralty Way, two near the visitor center located at the intersection of Mindanao Way and Admiralty Way, and one along Fiji Way. An additional seven unknown passerine nests were observed within the survey area. See Appendix A for a list of all avian species observed through all surveys, Appendix B for nest photos, and Appendix C for tree numbers, locations, and descriptions.

Table 3 Active Colonial Waterbird Nests in 2023

Location	GBHE	BCNH	SNEG	DCCO	Large Unknown	Small Unknown	Total
Mariner's Village	19	1	0	16	0	0	36
Marquesas Way	0	57	34	0	0	32	123
Mindanao Way (Burton Chace Park)	0	2	0	18	0	1	21
Total	**19**	**60**	**34**	**34**	**0**	**33**	**180**

Mariner's Village

A total of 36 active nests were detected in the Mariner's Village nesting area in 2023 (Figure 4). Of these 36 nests, 19 were confirmed to be GBHE nests, one was confirmed to be a BCNH nest, and 16 were confirmed to be DCCO nests. The 19 confirmed GBHE nests were located within five different trees, including three pine trees and two blue gum trees; 16 DCCO nests were in one blue gum tree; and one BCNH nest was observed within a pine tree. In addition, six incidental nests were observed throughout Mariner's Village in 2023, four of which were identified as inactive AMCR nests, and two nests were determined to belong to smaller unknown passerine species.

Marquesas Way

A total of 123 waterbird nests were observed in the Marquesas Way nesting area (Figure 5). The biologist determined that 57 of these nests belonged to BCNH, 34 to SNEG, and 32 nests were small unknown nests, but presumed to have been used by either BCNH or SNEG based on historical nesting trends, nest structure/material, excrement, and feathers present. Most of the waterbird nests were in broad-leaved paperbark trees along the road median throughout Marquesas Way,

while several nests were also observed in rubber fig trees, pine trees, and common olive trees located in adjacent private property.

Mindanao Way (Burton Chace Park)

A total of 21 active waterbird nests were observed in the Mindanao Way nesting area. Most of the waterbird nesting observations were comprised of 17 DCCO nests located in a historically occupied gum tree on the east side of Burton Chace Park, northeast of the boathouse building at 13640 Mindanao Way. A single DCCO nest was also observed in a new nesting tree near the southeast corner of the park (Figure 6). Additionally, two BCNH nests were observed in a gum tree north of the park's central seating area and one unidentified waterbird nest was observed within a gum tree located in an adjacent parking lot north of the park. The biologist determined that the small unknown nest was likely used by either BCNH or SNEG based on historical nesting trends, nest structure/material, tree species, excrement, and feathers present. Two inactive AMCR nests were observed near the Mindanao Way nesting area and were located within the visitor center parking lot at the intersection of Mindanao Way and Admiralty Way.

3.2 Annual Nesting Trends

Table 4 provides waterbird population trends by species between 2009 and 2023. Data analysis suggests that BCNH populations have fluctuated over the past five years, with 2020 and 2023 representing the most nesting BCNH occurrences at 64 and 60, respectively. Populations of SNEG have continued to fluctuate over this time frame as well, with nesting occurrences peaking in 2021 and 2023. GBHE nesting reached its highest levels since 2014, as GBHE nesting increased 137 percent from 2022 to 2023 (14 nests in 2015 and 19 nests in 2023). Although there was a dip in population during the 2019 surveys, DCCO populations continued to increase since 2018, with 2023 representing the most nesting DCCO observations since surveys began in 2009. Survey results in 2023 continue the trend of no nesting GREG observations, as they have not nested in any of the nesting areas since 2012 following a decline from an already low population.

Table 5 provides waterbird population trends at each nesting area between 2009 and 2023. Results continue to indicate that GBHE are selecting nest sites in Mariner's Village and DCCO are selecting nest sites in both Mariner's Village and Burton Chace Park. The GBHE and DCCO nesting trees in Mariner's Village and Burton Chace Park contained significantly more nests in 2023 than in 2022 (Appendix C). Despite the observation of one GBHE nest in Bora Bora Way in 2022, no nesting activity was observed there in 2023. Trends in BCNH and SNEG populations continue to show an increasing affinity for the Marquesas Way nest area. Unknown passerine and corvid nest observations decreased from 2022 (48 nests) to 2023 (19 nests) but were largely located in the same nesting areas along Admiralty Way and within Mariner's Village. Colonial waterbird nesting activity trends in each of the three nesting areas are described in more detail below.

Figure 3 Incidental Nest Locations and Waterbird Roosts

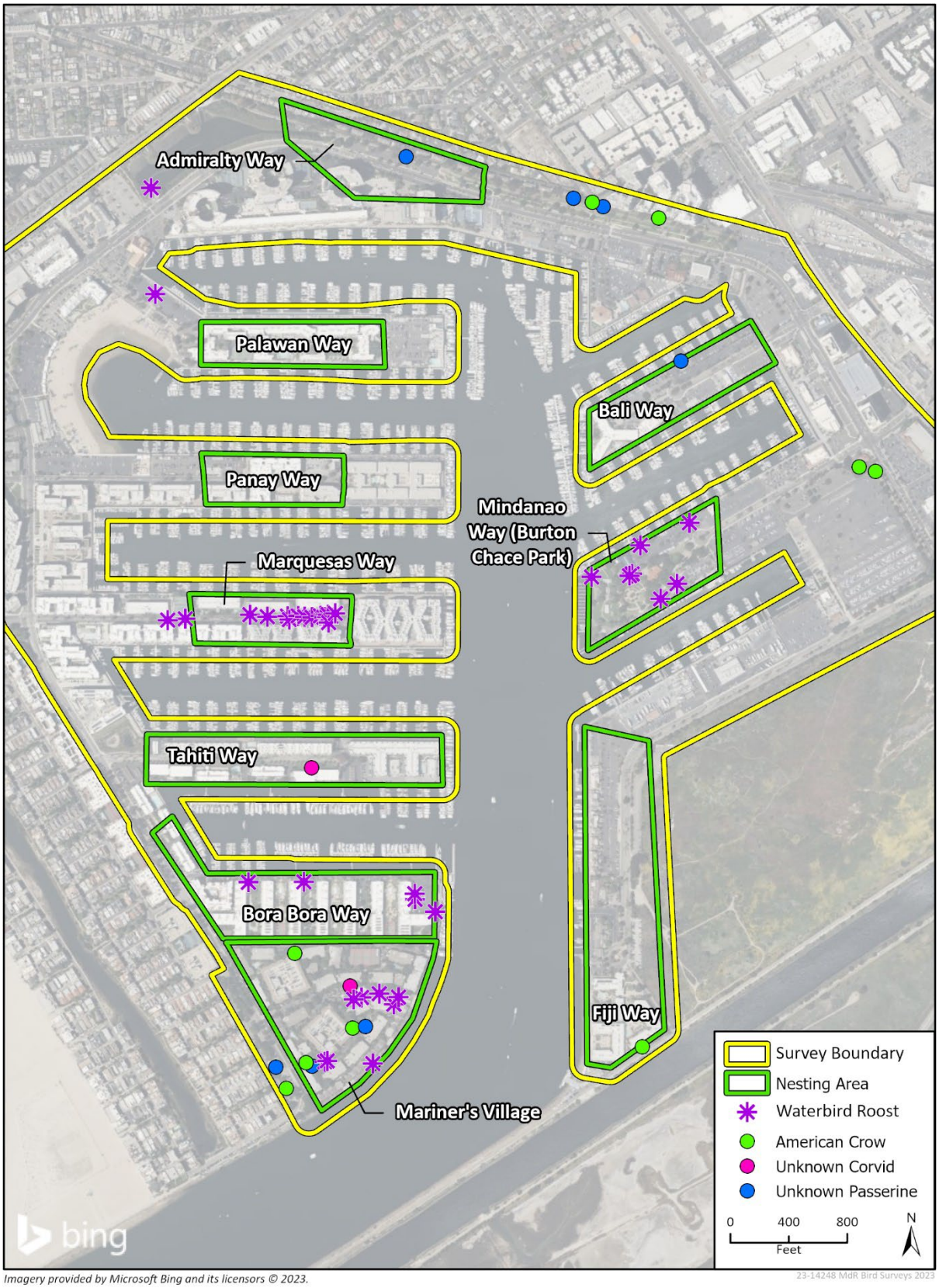


Figure 4 Mariner's Village Nesting Area

Figure 5 Marquesas Way Nesting Area

Figure 6 Mindanao Way (Burton Chace Park) Nesting Area

Table 4 Population Trends by Species, Based on Number of Active Nests[1]

Species	2009	2011[1]	2012[3]	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Trend
Black-crowned night-heron (BCNH)[2]	43	81	64	81	73	57	56	41	48	64	51[5]	41	60	Mixed
Snowy egret (SNEG)	35	24	10	18	25	26	18	33	14	32	34	21	34	Mixed
Great blue heron (GBHE)	32	25	28	22	14	16	17	13	19	12	12	8	19	Decrease, then mixed
Great egret (GREG)[4]	5	1	1	0	0	0	0	0	0	0	0	0	0	Decrease, then absent
Double-crested cormorant (DCCO)	19	22	24	30	19	22	20	26	17	26	32	29	34	Increase, then stable
Small Unknown	N/A	N/A	N/A	N/A	16	14	24	0	0	2	42	32	33	Mixed, then stable
Large Unknown	N/A	N/A	N/A	N/A	2	0	0	0	0	0	1	0	0	Stable
Total	**134**	**153**	**127**	**151**	**149**	**135**	**135**	**113**	**98**	**136**	**176**	**133**	**180**	

[1] This data does not include 2010 and 2013 because surveys were not conducted in those years

[2] Consistent with previous year's surveys, this data includes undetermined small colonial waterbird nests (SNEG/BCNH)

[3] Based on Hamilton Biological (2015) that noted this was from a single day survey

[4] Includes undetermined large colonial waterbird nests (GBHE/GREG)

[5] An early nesting season led to a high number of unknown small waterbird nests, many of these were likely BCNH

Table 5 Population Trends by Nesting Area, Based on Number of Active Nests[1]

Location[1]	2009	2011	2012	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Trends
Admiralty Way	71	64	25	33	17	2	0	0	0	0	0	0	0	Decrease
Bora Bora Way[2]	N/A	N/A	N/A	11	0	1	0	0	0	0	1	1	0	Decrease
Fiji Way	25	29	12	0	0	0	0	0	0	0	1	0	0	Decrease
Mariners Village	29	18	41	53	35	37	49	38	34	32	31	28	36	Mixed, then stable
Marquesas Way	9	38	49	66	97	96	85	74	62	95	127	93	123	Mixed
Mindanao Way (Burton Chace Park)	0	4	0	0	0	0	1	1	2	9	16	11	21	Increase
Tahiti Way	0	0	0	0	0	0	0	1	0	0	0	0	0	Anomaly in 2018
Total	**134**	**153**	**127**	**163**	**149**	**136**	**135**	**113**	**98**	**136**	**176**	**133**	**180**	

[1] Bali Way, Palawan Way, and Panay Way are not included as no active colonial waterbird nests were observed in those nesting areas during any of the survey years.

[2] No data was recorded for Bora Bora Way during the 2009, 2011, and 2012 surveys conducted by Hamilton Biological.

4 Conclusions

Similar to previous years, nesting waterbird colonies were concentrated within three nesting areas during the 2023 nesting season: Marquesas Way, Mariners Village, and Mindanao Way (Burton Chace Park). No colonial waterbird nesting was observed in the other seven nesting areas; therefore, they are not discussed in further detail. In general, avian activity during all four surveys was higher compared to the 2022 nesting season, as the number of active nests for all colonial waterbird species increased from 133 in 2022 to 180 in 2023. As observed during the 2022 surveys, nesting activity appeared to occur earlier in the season in 2023 compared to previous years for all observed waterbird species. High levels of waterbird activity and several fledglings were observed during the first survey on April 21. As the end of the survey period approached, waterbird activity decreased as fledglings left the nests.

The survey area supported more nesting waterbirds than in 2022 (133 nests), and the 180 active nests identified in 2023 resemble a similar observation in 2021, during which 176 active nests were recorded. This year's survey results also indicate that BCNH are expanding their nesting range by selecting trees further west along Marquesas Way while SNEG nesting remains concentrated near the eastern end. The increase and geographical expansion in nesting waterbird observations compared to 2022 may be explained in part due to a combination of waterbird breeding cycles as well as this year's rain season, in which Los Angeles County experienced its wettest season since 2004-2005 (National Weather Service 2023) that extended into the month of March. Greater precipitation in 2022-2023 resulted in increased foliage and canopy cover throughout the survey area, which may have improved the waterbird roosting and nesting habitat. In addition, the increase in nesting observations may have also been attributed to a high number of nestlings reaching sexual maturity in 2023 from the 2020/2021 nesting season; BCNH, DCCO, and GBHE generally reach sexual maturity at 2-3 years of age and SNEG at 1-2 years (Dorr et al. 2014; Hothem et al. 2010; Parsons and Master 2000; Vennesland and Butler 2011).

4.1 Mariner's Village

Mariner's Village continues to be the most active GBHE nesting site within the survey area, as a grove of pine trees at the eastern end of the apartment complex, along with decorative water features, serves as active roosting and foraging habitat. This nesting area supports larger waterbird species, which roost within the mature pine tree canopy at Mariner's Village. In 2023, GBHE nesting activity was concentrated in two pine trees near the center of the apartment complex, with one pine tree and two blue gum trees being utilized as nesting sites along the outskirts of the apartment complex as well. DCCO nesting activity in Mariner's Village has remained stable throughout the previous five years, with DCCO's utilizing a single blue gum tree on the northeast end of Mariner's Village in 2023.

4.2 Marquesas Way

Marquesas Way continues to be the most active SNEG and BCNH nesting area within the survey area. The total number of nests in 2023 increased by 33 percent compared to 2022, which is likely a result of the juveniles reaching sexual maturity from the 2020/2021 nesting season. Consistent with 2022 survey observations, an increased rate of nest development (construction, incubation,

brooding, etc.) was observed early in the 2023 survey period compared to prior nesting seasons. Fledglings were observed during the first survey in April and throughout the subsequent three surveys. This indicates that early nesting in this area does not negatively impact the hatch fate of SNEG and BCNH nests. BCNH young leave the nest at approximately one month of age to forage on the ground, despite their inability to fly until they are six weeks old (Hothem et.al 2010). Likewise, SNEG young are capable of leaving the nest as early as ten days of age when disturbed, although they typically return to the nest if feasible (Parsons and Master 2000). SNEG fledglings typically remain near the colony for approximately seven to eight weeks. The behavior of these two species presents a challenge at this nesting area due to the high level of vehicle and pedestrian traffic, as a total of three fledgling BCNH carcasses were observed during the June and July surveys along Marquesas Way. Communication with local law enforcement during the June 20 survey suggests that vehicle strikes are the leading cause of fledgling mortality; however, these numbers have not been quantified.

To reduce vehicle strikes, the County installed traffic caution signs in early July 2016 along Marquesas Way to encourage drivers to slow down and watch for birds. Additional sign postings, enforcement of speed limits, and general community education/outreach may help decrease the death toll of young birds in the Marquesas Way nesting area.

4.3 Mindanao Way (Burton Chace Park)

Since 2019, a single gum tree located on the east side of the Burton Chace Park continues to contain the majority of waterbird nests in the Mindanao Way nesting area. The biologist observed 18 DCCO nests in this tree in 2023, as well as one DCCO nest in an adjacent tree (CP-137). Additionally, two BCNH nests were observed in a gum tree located in the northern section of the park, and one unidentified small waterbird nest was observed in a parking lot north of the park. Mindanao Way's waterbird nesting activity has increased throughout the previous five years, with 2023 representing the highest number of observed nests since surveys began. Burton Chace Park's proximity to open water in the harbor, coupled with the current trend of increasing waterbird nesting observations, suggests that Burton Chace Park will remain an active waterbird nesting habitat in the upcoming years.

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Appendix A

Species Compendium

Species Name	Acronym	Scientific Name
Allen's hummingbird	ALHU	*Selasphorus sasin*
American crow	AMCR	*Corvus brachyrhynchos*
barn swallow	BARS	*Hirundo rustica*
black-crowned night heron	BCNH	*Nycticorax nycticorax*
black phoebe	BLPH	*Sayornis nigricans*
brown pelican	BRPE	*Pelecanus occidentalis*
California towhee	CALT	*Melozone crissalis*
Canada goose	CANG	*Branta canadensis*
Caspian tern	CATE	*Hydroprogne caspia*
common raven	CORA	*Corvus corax*
common yellowthroat	COYE	*Geothlypis trichas*
Cooper's hawk	COHA	*Accipiter cooperii*
dark-eyed junco	DEJU	*Junco hyemalis*
double-crested cormorant	DCCO	*Phalacrocorax auritus*
elegant tern	ELTE	*Thalasseus elegans*
European starling	EUST	*Sturnus vulgaris*
great blue heron	GBHE	*Ardea herodias*
great egret	GREG	*Ardea alba*
hooded oriole	HOOR	*Icterus cucullatus*
house finch	HOFI	*Haemorhous mexicanus*
house sparrow	HOSP	*Passer domesticus*
mallard	MALL	*Anas platyrhynchos*
mourning dove	MODO	*Zenaida macroura*
northern harrier	NOHA	*Circus hudsonius*
orange-crowned warbler	OCWA	*Leiothylpis celata*
red-tailed hawk	RTHA	*Buteo jamaicensis*
ring-billed gull	RBGU	*Larus delawarensis*
rock pigeon	ROPI	*Columba livia*
song sparrow	SOSP	*Melospiza melodia*
snowy egret	SNEG	*Egretta thula*
turkey vulture	TUVU	*Cathartes aura*
western gull	WEGU	*Larus occidentalis*
white-throated swift	WTSW	*Aeronautes saxatalis*
yellow-crowned night heron	YCNH	*Nyctanassa violacea*
yellow-rumped warbler	YRWA	*Setophaga coronata*

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Appendix B

Site Photographs

Photograph 1. GBHE nest located in tree 28 at Mariner's Village during April 21, 2023, survey, facing south.

Photograph 2. BCNH roosting in tree located at Mariner's Village during May 23, 2023, survey, facing southeast.

Photograph 3. Deceased DCCO in tree 22 located at Mariner's Village during May 23, 2023, survey, facing southeast.

Photograph 4. Nesting GBHE in tree 63 located at Mariner's Village during May 23, 2023, survey, facing east.

Photograph 5. Two GBHE nests in tree 23 located at Mariner's Village during July 17, 2023, survey, facing west.

Photograph 6. Sidewalk maintenance construction occurring at northeastern end of Bora Bora Way during April 21, 2023, survey, facing east.

Photograph 7. Guano deposits under roost tree located at Bora Bora Way during May 23, 2023, survey, facing south.

Photograph 8. Deceased juvenile BCNH under tree 81 located at Marquesas Way during June 20, 2023, survey, facing north.

Photograph 9. DCCO nests in tree CP-220 located at Burton Chace Park during April 21, 2023, survey, facing south.

Photograph 10. Guano deposits under tree CP-26 located at Burton Chace Park during April 21, 2023, survey, facing west.

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Appendix C

Nest Data Table 2009-2023

Nest Data Table 2009-2023

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
Admiralty Way	4	Ficus	2014	0	0	0	0	4	0	0	0
			2015	0	0	1	0	3	0	0	0
	5	Ficus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	0	0	0	0
	6	Ficus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	2	0	0	0
			2015	0	0	0	0	1	0	0	0
	7	Ficus	2009	x	x	x	x	x	x	x	x
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	0	0	0	0
	8	Ficus	2009	x	x	x	x	x	x	x	x
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	0	0	0	0	0
			2015	0	0	3	0	3	0	0	0
			2016	0	0	1	0	0	0	0	0
	9	Ficus	2009	x	x	x	x	x	x	x	x
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	3	0	0	0
			2015	0	0	1	0	3	0	0	0
			2016	0	0	1	0	0	0	0	0
	10	Ficus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	0	0	0	0	0
			2015	0	0	0	0	2	0	0	0
	42	N/A	2014	0	0	0	0	0	0	1	0
			2015	0	0	0	0	0	0	1	0
			2016	0	0	0	0	0	0	1	0
	43	Eucalyptus	2014	0	0	0	0	1	0	0	0
	BP-147	Ficus	2012	x	x	x	x	x	x	x	x
	BP-148	Eucalyptus sp.	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	1	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	BP-150	Eucalyptus sp.	2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	11	0	0	0
	OX-10	Eucalyptus	2011	x	x	x	x	x	x	x	x
	OX-17	Eucalyptus sp.	2018	0	0	0	0	0	0	0	1
Bali Way	BA-1	Erythrina caffra	2019	0	0	0	0	1	0	0	0
Bora Bora Way	46	Pinus	2014	0	1	0	0	0	0	0	0
			2021	0	0	1	0	0	0	0	0
			2022	1	0	0	0	0	0	0	0
	77	Pinus	2016	1	0	0	0	0	0	0	0
Fiji Way	73	Washingtonia	2012	x	x	x	x	x	x	x	x
	FJ-209	Washingtonia robusta	2012	x	x	x	x	x	x	x	x
	FJ-2021-1	Pinus	2021	1	0	0	0	0	0	0	0
Mariner's Village	22	Eucalyptus	2014	2	0	0	0	0	0	0	0
			2015	2	0	0	0	0	0	0	0
			2016	2	0	0	0	0	0	0	0
			2017	2	0	0	0	0	0	0	0
			2018	0	0	0	0	0	2	0	0
			2019	0	0	0	0	0	1	0	0
			2020	0	0	0	0	0	2	0	0
			2021	0	0	0	0	0	1	0	0
			2022	0	0	0	0	0	1	0	0
			2023	0	0	0	0	0	16	0	0
	23	Eucalyptus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	2	1	0	0	0	0	0	0
			2015	3	0	0	0	0	0	0	0
			2016	3	0	0	0	0	0	0	0
			2017	2	0	0	0	0	0	0	0
			2018	0	0	0	0	0	1	0	0
			2019	0	0	0	0	0	2	0	0
			2021	0	1	0	0	0	0	0	0
			2022	0	0	2	0	0	0	0	0
			2023	2	0	0	0	0	0	0	0
	24	Eucalyptus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	0	0	0	19	0	0
			2015	0	0	0	0	0	19	0	0
			2016	0	0	0	0	0	22	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
			2017	0	0	0	0	0	20	0	0
			2018	0	0	0	0	0	21	0	0
			2019	0	0	0	0	0	12	0	0
			2020	0	0	0	0	0	16	0	0
			2021	0	0	0	0	0	15	0	0
			2022	0	0	0	0	0	17	0	0
	25	Eucalyptus	2014	1	1	0	0	0	0	0	0
			2015	2	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2018	0	1	0	0	0	0	0	0
			2023	1	0	0	0	0	0	0	0
	28	Pinus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	4	1	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2017	2	1	0	0	0	0	0	0
			2018	4	0	0	0	0	0	0	0
			2019	5	0	0	0	0	0	0	0
			2020	5	0	0	0	0	0	0	0
			2022	1	0	0	0	0	0	0	0
			2023	3	0	0	0	0	0	0	0
	29	Pinus	2014	3	1	0	0	0	0	0	0
			2015	2	2	0	0	0	0	0	0
			2016	5	0	0	0	0	0	0	0
			2017	5	0	0	0	0	0	0	0
			2018	8	0	0	0	0	0	0	0
			2019	12	0	0	0	0	0	0	0
			2020	2	0	0	0	0	0	0	0
			2021	8	0	0	0	0	0	0	0
			2022	2	0	0	0	0	0	0	0
			2023	9	0	0	0	0	0	0	0
	30	Eucalyptus	2014	1	0	0	0	0	0	0	0
			2017	0	1	0	0	0	0	0	0
			2020	0	1	0	0	0	0	0	0
	59	Eucalyptus	2014	0	2	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
			2017	1	0	0	0	0	0	0	0
			2018	1	0	0	0	0	0	0	0
			2019	0	1	0	0	0	0	0	0
			2020	1	0	0	0	0	0	0	0
	62	Ficus	2014	0	1	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2017	0	0	0	0	1	0	0	0
			2018	0	0	1	0	0	0	0	0
			2019	0	0	0	0	1	0	0	0
	63	Pinus	2014	0	1	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2017	2	0	0	0	0	0	0	0
			2018	1	0	0	0	0	0	0	0
			2019	1	0	0	0	0	0	0	0
			2020	4	0	0	0	0	0	0	0
			2021	3	0	0	0	0	0	0	0
			2022	3	0	0	0	0	0	0	0
			2023	4	0	0	0	0	0	0	0
	64	Eucalyptus	2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2017	1	0	0	0	0	0	0	0
			2018	0	0	0	0	0	1	0	0
	86	Eucalyptus	2019	1	0	0	0	0	0	0	0
			2022	1	0	0	0	0	0	0	0
	100	Eucalyptus	2020	0	0	0	0	3	0	0	0
	101	Eucalyptus	2020	0	0	0	0	4	0	0	0
	102	Eucalyptus	2020	0	0	0	0	2	0	0	0
	103	Eucalyptus	2020	1	0	0	0	0	0	0	0
	119	Pinus	2020	0	0	2	0	0	0	0	0
			2022	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	MV-2021-1	Ficus	2021	0	0	2	0	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
Marquesas Way	65	Pinus	2015	0	0	2	0	0	0	0	0
			2016	0	0	1	0	0	0	0	0
			2017	0	0	0	0	1	0	0	0
			2021	0	0	1	0	1	0	0	0
			2022	0	0	1	0	0	0	0	0
	66	Pinus	2015	0	0	2	0	0	0	0	0
			2016	0	0	0	1	0	0	0	0
			2017	0	0	1	0	0	0	0	0
			2022	0	0	1	0	0	0	0	0
	68	Pinus	2015	0	0	0	0	1	0	0	0
			2016	0	0	2	0	0	0	0	0
			2017	0	0	1	0	2	0	0	0
			2018	0	0	4	0	0	0	0	0
			2019	0	0	1	0	4	0	0	0
	69	Ficus	2015	0	0	3	0	0	0	0	0
	70	Melaleuca quinquenervia	2015	0	0	1	0	0	0	0	0
			2016	0	0	1	0	0	0	0	0
	76	Pinus	2016	0	0	1	0	0	0	0	0
			2017	0	0	1	0	1	0	0	0
			2019	0	0	0	0	1	0	0	0
			2020	0	0	1	0	0	0	0	0
	78	Pinus	2017	0	0	2	0	0	0	0	0
			2021	0	0	1	0	0	0	0	0
	79	Pinus	2017	0	0	2	0	0	0	0	0
	81	Olea europaea	2018	0	0	1	0	0	0	0	0
			2019	0	0	0	0	1	0	0	0
			2020	0	0	1	0	0	0	0	0
			2021	0	0	0	0	1	0	0	0
			2022	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	82	Olea europaea	2018	0	0	1	0	0	0	0	0
			2021	0	0	0	0	1	0	0	0
			2022	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	84	Eucalyptus	2019	0	0	0	0	1	0	0	0
			2021	0	0	0	0	1	0	0	0
			2023	0	0	0	1	0	0	0	0
	87	Pinus	2019	0	0	1	0	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
			2021	0	0	3	0	0	0	0	0
	88	Pinus	2019	0	0	1	0	0	0	0	0
			2021	0	0	2	0	0	0	0	0
			2022	0	0	1	0	0	0	0	0
	89	Pinus	2019	0	0	0	0	1	0	0	0
	90	Pinus	2019	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	91	Ficus	2019	0	0	2	0	2	0	0	0
			2023	0	0	1	0	0	0	0	0
	200	Melaleuca quinquenervia	2020	0	0	1	0	0	0	0	0
	201	Pinus	2020	0	0	1	0	0	0	0	0
	203	Melaleuca quinquenervia	2020	0	0	1	0	0	0	0	0
			2022	0	0	2	0	0	0	0	0
	MQ-1	Ficus elastica	2018	0	0	4	0	0	0	0	0
	MQ-2	Ficus elastica	2018	0	0	4	0	0	0	0	0
			2019	0	0	2	0	2	0	0	0
			2021	0	0	0	0	4	0	0	0
			2022	0	0	3	0	3	0	0	0
			2023	0	0	1	3	0	0	0	0
	MQ-3	Ficus elastica	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	0	4	0	0	0
			2015	0	0	6	1	1	0	0	0
			2016	0	0	14	0	0	0	0	0
			2017	0	0	11	0	0	0	0	0
			2018	0	0	4	0	0	0	0	0
			2019	0	0	4	0	1	0	0	0
			2020	0	0	6	0	0	0	0	0
			2021	0	0	1	1	4	0	0	0
			2022	0	0	2	0	4	0	0	0
			2023	0	0	0	0	3	0	0	0
	MQ-4	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	4	5	1	0	0	0
			2015	0	0	7	6	0	0	0	0
			2016	0	0	4	6	3	0	0	0
			2017	0	0	0	10	4	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
			2018	0	0	1	7	0	0	0	0
			2019	0	0	4	3	4	0	0	0
			2020	0	0	5	4	0	0	0	0
			2021	0	0	1	5	3	0	0	0
			2022	0	0	3	6	3	0	0	0
			2023	0	0	4	5	1	0	0	0
	MQ-5	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	2	1	0	0	0
			2015	0	0	3	4	0	0	0	0
			2016	0	0	2	4	0	0	0	0
			2017	0	0	2	2	0	0	0	0
			2018	0	0	1	4	0	0	0	0
			2019	0	0	5	1	0	0	0	0
			2020	0	0	2	4	0	0	0	0
			2021	0	0	3	4	3	0	0	0
			2022	0	0	2	2	3	0	0	0
			2023	0	0	5	5	0	0	0	0
	MQ-6	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	3	1	0	0	0
			2015	0	0	4	3	0	0	0	0
			2016	0	0	4	4	1	0	0	0
			2017	0	0	6	0	1	0	0	0
			2018	0	0	1	4	0	0	0	0
			2019	0	0	3	3	0	0	0	0
			2020	0	0	6	5	5	0	0	0
			2021	0	0	6	5	5	0	0	0
			2022	0	0	2	4	2	0	0	0
			2023	0	0	1	5	5	0	0	0
	MQ-7	Melaleuca quinquenervia	2012	x	x	x	x	x	x	x	x
			2014	0	0	2	3	1	0	0	0
			2015	0	0	5	5	1	0	0	0
			2016	0	0	4	4	2	0	0	0
			2017	0	0	8	1	3	0	0	0
			2018	0	0	1	6	0	0	0	0
			2019	0	0	3	3	3	0	0	0
			2020	0	0	4	6	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
			2021	0	0	5	3	3	0	0	0
			2022	0	0	3	2	1	0	0	0
			2023	0	0	6	6	5	0	0	0
	MQ-8	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	0	1	0	0	0	0
			2015	0	0	3	1	0	0	0	0
			2016	0	0	3	2	2	0	0	0
			2017	0	0	2	2	1	0	0	0
			2018	0	0	3	0	0	0	0	0
			2019	0	0	4	1	0	0	0	0
			2020	0	0	4	2	0	0	0	0
			2021	0	0	3	3	3	0	0	0
			2022	0	0	2	3	3	0	0	0
			2023	0	0	4	3	1	0	0	0
	MQ-9	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	6	0	0	0	0	0
			2015	0	0	8	2	0	0	0	0
			2016	0	0	4	2	3	0	0	0
			2017	0	0	9	1	1	0	0	0
			2018	0	0	2	6	0	0	0	0
			2019	0	0	5	1	0	0	0	0
			2020	0	0	3	5	0	0	0	0
			2021	0	0	4	7	2	0	0	0
			2022	0	0	5	1	4	0	0	0
			2023	0	0	4	3	0	0	0	0
	MQ-10	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	3	2	1	0	0	0
			2015	0	0	4	3	1	0	0	0
			2016	0	0	4	1	2	0	0	0
			2017	0	0	3	2	4	0	0	0
			2018	0	0	3	2	0	0	0	0
			2019	0	0	3	1	5	0	0	0
			2020	0	0	8	2	0	0	0	0
			2021	0	0	2	4	2	0	0	0
			2022	0	0	2	3	2	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
			2023	0	0	4	2	1	0	0	0
	MQ-11	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	3	1	3	0	0	0
			2015	0	0	7	0	0	0	0	0
			2016	0	0	5	1	0	0	0	0
			2017	0	0	4	0	1	0	0	0
			2018	0	0	7	0	0	0	0	0
			2019	0	0	3	0	1	0	0	0
			2020	0	0	7	1	4	0	0	0
			2022	0	0	3	0	3	0	0	0
			2023	0	0	6	0	7	0	0	0
	MQ-12	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	6	0	2	0	0	0
			2015	0	0	11	0	0	0	0	0
			2016	0	0	4	1	1	0	0	0
			2017	0	0	4	0	2	0	0	0
			2018	0	0	2	4	0	0	0	0
			2019	0	0	4	1	2	0	0	0
			2020	0	0	3	2	0	0	0	0
			2021	0	0	4	1	3	0	0	0
			2022	0	0	3	0	3	0	0	0
			2023	0	0	3	2	3	0	0	0
	MQ-13	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	0	0	0	0
			2015	0	0	2	0	0	0	0	0
			2016	0	0	2	0	0	0	0	0
			2017	0	0	0	0	1	0	0	0
			2018	0	0	2	0	0	0	0	0
			2019	0	0	2	0	2	0	0	0
			2020	0	0	3	0	0	0	0	0
			2021	0	0	2	0	0	0	0	0
			2022	0	0	1	0	1	0	0	0
			2023	0	0	4	2	0	0	0	0
	MQ-16	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
			2014	0	0	0	0	1	0	0	0
			2023	0	0	1	0	0	0	0	0
	MQ-18	Melaleuca quinquenervia	2023	0	0	1	0	0	0	0	0
	MQ-new	Melaleuca quinquenervia	2020	0	0	2	0	0	0	0	0
	MQ-2021-1	Ficus	2021	0	0	1	0	0	0	0	0
	MQ-2021-5	Ficus	2021	0	0	3	0	0	0	0	0
	MQ-2021-6	Eucalyptus	2021	0	0	0	0	1	0	0	0
	MQ-2023-1	Ficus	2023	0	0	1	0	0	0	0	0
	MQ-2023-2	Ficus	2023	0	0	0	0	1	0	0	0
Mindanao Way	80	Metrosideros	2017	0	0	1	0	0	0	0	0
	CP-8	Metrosideros excelsa	2012	x	x	x	x	x	x	x	x
	CP-66	Pinus	2012	x	x	x	x	x	x	x	x
	CP-111	Ficus rubiginosa	2019	0	0	0	0	0	0	0	1
			2020	0	0	1	0	0	0	0	0
	CP-113	Pinus pinea	2012	x	x	x	x	x	x	x	x
	CP-137	Metrosideros excelsa	2023	0	0	0	0	0	1	0	0
	CP-160	Erythrina caffra	2018	0	0	0	0	0	0	0	1
			2019	0	0	0	0	0	0	0	1
	CP-170	Metrosideros excelsa	2018	0	0	0	0	0	0	0	1
			2019	0	0	0	0	0	0	0	1
	CP-220	Eucalyptus sideroxylon	2020	0	0	0	0	0	12	0	0
			2021	0	0	0	0	0	16	0	0
			2022	0	0	0	0	0	10	0	0
			2023	0	0	0	0	0	17	0	0
	CP-2022-4	Sycamore	2022	0	0	0	0	0	1	0	0
	CP-2023-1	Eucalyptus	2023	0	0	2	0	0	0	0	0
	MN-23	Eucalyptus polyanthemos	2019	0	0	0	0	0	1	0	0
	MN-24	Eucalyptus sideroxylon	2018	0	0	0	0	0	1	0	0
			2019	0	0	0	0	0	1	0	0
	MN-18	Eucalyptus polyanthemos	2023	0	0	0	0	1	0	0	0

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Panay Way	49	Melaleuca	2009	x	x	x	x	x	x	x	x
	51	Melaleuca	2009	x	x	x	x	x	x	x	x
	52	Melaleuca	2009	x	x	x	x	x	x	x	x
	PN-1	Ficus elastica	2019	0	0	0	0	1	0	0	0
	PN-6	Melaleuca quinquenervia	2020	0	0	0	0	3	0	0	0
Tahiti Way	58	Washingtonia	2012	x	x	x	x	x	x	x	x
	83	Eucalyptus	2018	0	0	0	0	1	0	0	0

x = species and/or number of nests undetermined

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