

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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**TU 17K**

RECORD PACKET COPY

Filed: 12/10/01  
49th Day: 1/28/02  
180th Day: 6/08/02  
Staff: AJP-LB  
Staff Report: 2/12/02  
Hearing Date: 3/5-8/02  
Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-01-463**APPLICANT:** Marina Two Holding Partnership & County of Los Angeles  
Department of Beaches and Harbors**AGENT:** Roger Van Wert**PROJECT LOCATION:** 4242 Via Marina (Parcel No. 15), Marina del Rey**PROJECT DESCRIPTION:** Replace 20 cement floats on the main walks and fingers of the existing boat docks within an existing approximately 253 boat slip anchorage. There will be no change to the number, size, or configuration of the existing boat slips.**LOCAL APPROVALS RECEIVED:** Approval in Concept**SUBSTANTIVE FILE DOCUMENTS:** Marina Del Rey certified Local Coastal Plan, 1995.

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission grant a permit for the proposed development with a condition regarding construction responsibility and debris removal. As conditioned, the proposed development conforms with all applicable policies of the Coastal Act.

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**Staff Note:** The Coastal Commission certified the Marina del Rey Local Coastal Plan in 1984. The Commission retained jurisdiction over submerged lands (original jurisdiction), which is all areas seaward of the mean high tide line. In Marina del Rey, the Commission's original jurisdiction is generally demarcated by the marina's bulkhead.

Therefore, development seaward of the bulkhead is within the Commission's original jurisdiction and permit authority is retained by the Commission.

The standard of review for development within the Commission's original permit jurisdiction is Chapter 3 of the Coastal Act. The County's certified LCP is advisory in nature and may provide guidance for development.

**STAFF RECOMMENDATION:**

**I. MOTION, STAFF RECOMMENDATION AND RESOLUTION FOR 5-01-463:**

Staff recommends that the Commission make the following motion and adopt the following resolution:

**MOTION:** *I move that the Commission approve Coastal Development Permit #5-01-463 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a local coastal program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

**II. STANDARD CONDITIONS:**

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**III. SPECIAL CONDITIONS****1. CONSTRUCTION RESPONSIBILITIES AND DEBRIS REMOVAL**

The permittee shall comply with the following construction-related requirements:

- (a) No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to inundation or dispersion in the waters of the marina;
- (b) Any and all debris resulting from construction activities shall be removed from the site within 10 days of completion of construction;
- (c) No machinery or construction materials not essential for project improvements shall be allowed at any time in the intertidal zone;
- (d) If turbid conditions are generated during construction, a silt curtain shall be utilized to control turbidity;
- (e) Floating booms shall be used to contain debris discharged into coastal waters and any debris discharged shall be removed as soon as possible but no later than the end of each day;
- (f) Non-buoyant debris discharged into coastal waters shall be recovered by divers as soon as possible after loss; and

- (g) Reasonable and prudent measures shall be taken to prevent all discharge of fuel or oily waste from heavy machinery, pile drivers or construction equipment or power tools into the waters of the Marina del Rey. The applicant and the applicant's contractors shall have adequate equipment available to contain any such spill immediately.

#### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

##### **A. Project Description and Location**

The applicant proposes to replace 20 deteriorating cement floats on the main walks and fingers of the existing boat docks. The floats are located under the walks and fingers of the dock system providing buoyancy, through a solid polystyrene core, to the dock structures. The floats are approximately 3 feet-7 inches wide and are 8 to 10 feet in length.

The replacement of the floats will require unbolting and removing the existing floats, placing the new floats into position and bolting them unto the walks and fingers. The size and configuration of the existing docks will not be affected. The purpose of the project is to replace old and deteriorating floats as County required maintenance, to ensure that the anchorage is maintained in a safe and operable condition.

The project will take place in phases, with seven float replacements on four fingers during phase one. Phase two will include an additional thirteen floats on an as needed basis.

The proposed project is located on the 7 acre water portion of Parcel 15. Parcel 15 is located in the northwest section of Marina Del Rey, with frontage along Via Marina and Panay Way. The landside portion of Parcel 15 is developed with residential development.

In October, 2001, the Commission approved a permit for the water portion of Parcel No. 12 and 15 to demolish the existing anchorage providing 717 slips and construct a new 439 slip marina [5-01-143(Marina Two Holding Partnership)]. All existing dock floats, ramps, and pilings within the main basin will be removed and new floats, ramps, and pilings will be constructed in a new configuration. The new anchorage will be a structural wood system with a concrete deck and polyethylene floats. Although the applicant has received a permit for the construction of a new anchorage, the work is scheduled in phases and work on Parcel 15 is not scheduled for the immediate future. Therefore, the applicant is submitting an application for a Coastal Development Permit for Parcel No. 15 to do necessary repair work to correct deteriorating conditions so that the docks will continue to be functional until the docks are scheduled to be reconstructed.

**B. Areawide Description**

Marina del Rey covers approximately 807 acres of land and water in the County of Los Angeles. Marina del Rey is located between the coastal communities of Venice and Playa Del Rey. The marina is owned by the County and operated by the Department of Beaches and Harbors.

The existing marina began its development in 1962 when the dredging of the inland basin was completed. The primary use of the marina is recreational boating. The marina provides approximately 4,626 boat slips, within approximately 26 separate anchorages. Other boating facilities include transient docks, a public launching ramp, repair yards, charter and rental boats, harbor tours, and sailing instruction schools.

Other recreational facilities include: Burton W. Chase Park, Admiralty Park, a public beach and picnic area, bicycle trail, and limited pedestrian access along the marina bulkheads and north jetty promenade. Along with the recreational facilities, the marina is developed with multi-family residential projects, hotels, restaurants, commercial, retail and office development.

Within the marina, most structural improvements have been made by private entrepreneurs, operating under long-term land leases. These leases were awarded by open competitive bids in the early and mid-1960's. The developers were required to construct improvements on unimproved parcels in conformance with authorized uses designated in their leases and pursuant to a master plan for the marina. Most leases will expire after 2020.

Within the existing marina, development has occurred on all but one leasehold parcel. This development is generally referred to as Phase I development. Recycling, intensification, or conversion of these initial uses on leased parcels is referred to as Phase II development.

**C. Public Access and Recreation**

Section 30210 of the Coastal Act states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30213 of the Coastal Act states:

*Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.*

Section 30224 of the Coastal Act states:

*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 of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.*

Section 30234 of the Coastal Act states:

*Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.*

Section 30252 of the Coastal Act states in part:

*The location and amount of new development should maintain and enhance public access to the coast by. . . (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation. . .*

The proposed project is located between the nearest public road and the sea as well as within coastal waters. The project is the replacement of 20 floats within a public boating marina. The anchorage within Parcel 15 is a privately operated facility with berthing slips available to the general public on a month-to-month basis for a fee. The proposed project does not include any proposed change to the method of leasing. Upon completion of the proposed development, the marina slip leases will remain available to the general public. The proposed project does not include reconfiguring the docks or slip size distribution. The proposed project will replace deteriorating floats so that the docks will continue to be available for boating.

As with this anchorage, a large number of anchorages in Marina del Rey are reaching, or have reached, their useful life expectancy. These anchorages will need to rebuild and possibly reconfigure their slips in the near future. The applicant has indicated that the purpose of this application is to do the necessary maintenance that the County is requiring, so that the slips will continue to be available for use.

The proposed work is basically interim work to provide safe and operable docks until the applicant can commence renovation work for the entire anchorage (docks, slips, ramps, and pilings) under Coastal Development Permit No. 5-01-143.

The applicant states that construction of the new floats will be manufactured off-site, floated into position, and attached to the existing docks. The old floats will be removed and disposed of off-site and outside of the coastal zone.

The maintenance of the boat docks will enhance the anchorage and improve recreational boating in the Marina del Rey harbor as a whole. The proposed project will maintain the current mix of recreational boat slip lengths and number of boat slips and continue to provide recreational opportunities for the public. The project will provide the same public access to the docks and boat slips as in the past. Furthermore, the upgrading of the docks will encourage recreational boating use of the marina. As proposed, the project will be consistent with Sections 30213, 30224, and 30234 of the Coastal Act.

#### **D. Marine Resources**

Section 30230 of the Coastal Act states:

*Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

Section 30231 of the Coastal Act states:

*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.*

Section 30240(b) of the Coastal Act states:

*Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

The Commission has reviewed numerous reports concerning the impacts of chemical pollution and siltation on marine organisms and on coastal recreation. In addition, given the location of the proposed work within a marina supporting both sensitive species and recreational activities, there are concerns about how the work may be performed. In

response to these concerns the Commission has begun to impose conditions on development to prevent siltation, spills and pollution as a result of development.

1. Water Quality and Construction Impacts

The proposed project is the replacement of existing dock floats within an existing marina. Due to the proposed project's location on the water, the proposed work may have adverse impacts upon water quality and the marine environment.

The proposed project will not involve disturbance of the marina bottom, where turbidity could pose an impact to water quality. However, the project may include drilling and other construction activity over the water, and adjacent to the water, that may create debris that may fall or be washed into the water. In addition, the improper storage of construction equipment and materials during construction can contribute to water quality impacts. The Commission finds it necessary to require the use of best management practices to minimize impacts upon water quality. In addition, the Commission finds it necessary to identify the following other construction related restrictions: all construction materials and equipment shall be stored landward of the bulkhead, on impervious surfaces only; all construction materials or waste shall be stored in a manner which prevents their movement via runoff, or any other means, into coastal waters; and that any and all construction equipment, materials and debris are removed from upland areas at the conclusion of construction.

The proposed project will maintain the present use and is not expected to create additional adverse impacts on marine resources. However, the Commission finds it necessary to identify the permittee's responsibilities regarding construction and the utilization of best management practices and has conditioned the project accordingly. Therefore, only as conditioned does the Commission find that the proposed project conforms with Sections 30230, 30231 and 30240(b) of the Coastal Act.

2. Sensitive Species Impacts

According to EIR's that have been done for various projects in the Marina area, there are no special status benthic invertebrate, fish, insects, reptiles or mammals occurring in the marine portions of the project site. However, special status birds were observed or are expected to utilize open water habitat present in the marina and on the project site. Such birds include the California Brown Pelican, Peregrine falcon, Great blue heron, and the California Least Tern.

While there has been some nesting habitat identified in trees in the Bird Sanctuary and along one mole that is located adjacent to identified wetlands in the Playa Vista area, there is no current information that identifies additional habitat areas within Marina del Rey. However, the California least tern (*Sterna antillarum brownii*) nests at nearby Venice Beach. Least terns feed on small fish directly under the water surface. They have been observed to use all portions of the Marina del Rey harbor for foraging. Construction activity, such as pile driving, may cause turbidity in the water column which would affect foraging species ability to see food normally visible in the water. In addition, pile driving would generate noise in the water

column that would disturb fish and other species normally present upon which foraging least terns would normally feed.

Since the proposed project does not include pile driving and will not produce excessive noise or vibration during the float removal and replacement, the proposed activity will not have a significant adverse effect on existing marine resources and habitats. The Commission finds that, as proposed, the project would not have significant adverse impacts to sensitive marine species. Therefore, the Commission finds that the proposed project is consistent with Sections 30231 and 30240(b) of the Coastal Act.

#### **E. Visual Impacts**

Section 30251 of the Coastal Act states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Section 30253 states that new development shall:

*(5) where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The proposed project is located on the water in the northwestern portion of the marina. The landside portion of the site is developed with residential units. The Land Use category for the project site is designated Water in the LCP. The LCP provides that the height of development located on parcels designated as Water parcels is limited to 15 feet above the water surface. The proposed project will replace an existing deteriorating float system with new floats. The new floats will not change the height of the existing docks. As proposed, there will be no adverse impact to the visual aesthetics of the marina, and will not adversely impact views of the marina. The Commission, therefore, finds that the proposed project is consistent with the visual resource protection policies of the Coastal Act and with the County's Local Coastal Program.

#### **F. Local Coastal Program**

In 1984, the Commission certified the County's Land Use Plan portion of the Marina del Rey/Ballona segment of the County of Los Angeles Local Coastal Program. Subsequent to the Commission's certification, the City of Los Angeles annexed over 525 acres of undeveloped land, which was a portion of the County's LCP area located south of Ballona

Creek and east of Lincoln Boulevard (known as Area B and C). Subsequent to the City's annexation, the City submitted the identical Land Use Plan (the Playa Vista segment of the City's Local Coastal Program) covering the City's portion of the original County LCP area. The Commission certified the Land Use Plan Amendment for the annexed area with suggested modifications on December 9, 1986. The County also resubmitted those portions of their previously certified LUP that applied to areas still under County jurisdiction, including the area known as Area "A" and the existing marina. The Commission certified the County of Los Angeles' revised Marina del Rey Land Use Plan on December 9, 1986.

On September 12, 1990, the Commission certified an Implementation Program pertaining to the existing marina, with suggested modifications. The undeveloped area in the County, Playa Vista Area "A" was segmented from the marina and no ordinances were certified for the area. After accepting the suggested modifications, the Commission effectively certified the Marina del Rey LCP and the County assumed permit-issuing authority.

In 1995, the County submitted an amendment to the LCP. In May 1995, the Commission certified the LCPA with suggested modifications. The County accepted the modifications and the LCP was effectively certified. The revised 1995 LCP represented a major change in the county's approach to Marina del Rey development. Abandoning the bowl concept, which limited height on moles and next to the water, the County presented the Commission with a redevelopment plan that allowed greatly increased heights if and when developers provided view corridors over no less than 20% of the parcel. Increased height would be contingent on the provision of increased views. Secondly, the County agreed that at the time of renegotiations on of the leases, the lessees would be required to reserve a 18 foot wide promenade/fire road along the water that would be open to the public.

The certified LCP designates the proposed site as "Water". Under the "Water" category of the LCP the permitted uses are recreational uses, wet boat slips, docking and fueling of boats, flood control and light marine commercial. The proposed use is a permitted use. However, the proposed development is located seaward of the mean high tide and is within the Commission's original permit jurisdiction. The standard of review for development within the Commission's original permit jurisdiction is Chapter 3 of the Coastal Act. The County's certified LCP is advisory in nature and may provide guidance for development. As stated in the preceding sections, as conditioned, the project will not adversely impact coastal and marine resources or coastal access and will be consistent with the Chapter 3 policies of the Coastal Act.

#### **G. California Environmental Quality Act**

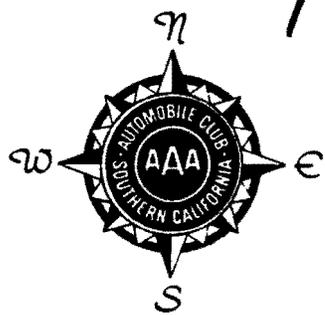
Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there

are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

Potential impacts are to boater access, marine resources, water quality and the visual resources of the area. As conditioned, all potential adverse impacts have been adequately mitigated. As conditioned, there are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.



*Location of Merina del Rey*



**LOS ANGELES AREA**

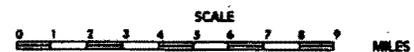
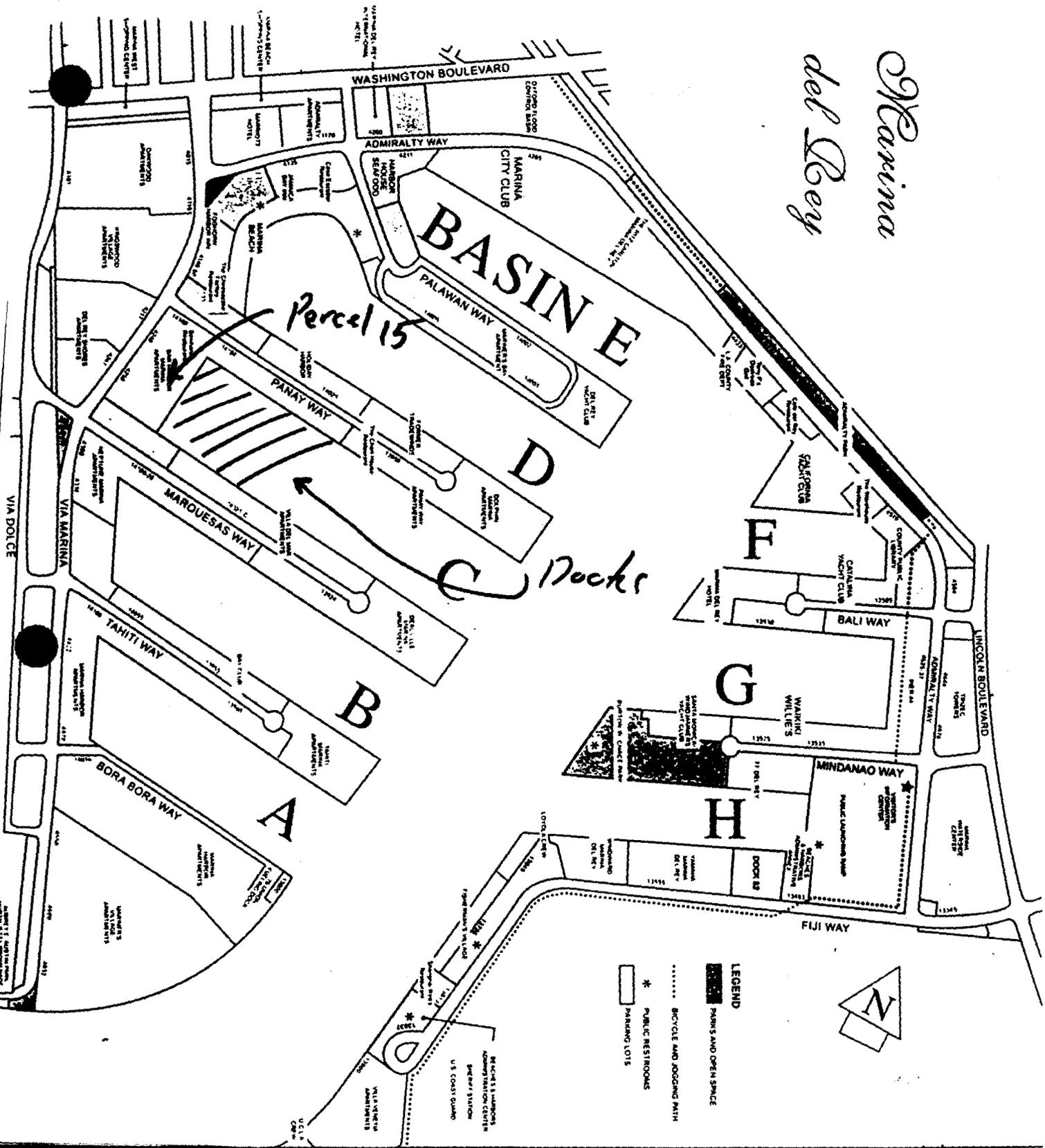


EXHIBIT NO.	<i>1</i>
Application Number	<i>5-01-463</i>
Vicinity Map	<i>Vicinity Map</i>
California Coastal Commission	

HUNTINGTÓN BI

Channel  
O C E A

*Marina del Rey*



- LEGEND**
- ..... PARKS AND OPEN SPACE
  - ..... BICYCLE AND JOGGING PATH
  - \* PUBLIC RESTROOMS
  - PARKING LOTS

**EXHIBIT NO. 2**  
 Application Number  
**5-01-463**  
 Location Map

BALLONA CREEK

California Coastal Commission  
 South Coast District Office  
 APPROVED

EFFECTIVE  
 Date

for their requirements.

**RECEIVED**  
South Coast Region

DEC 10 2001

CALIFORNIA  
COASTAL COMMISSION

DEPARTMENT OF REGIONAL PLANNING

CASE NUMBER: 47737

This plot plan is APPROVED subject to the requirements of Los Angeles County Code and to the conditions noted herein. It is applicable only as specifically noted and must be used ~~prior to any change in ordinance requirements~~ or within two years. Such approval shall not be construed to permit the violation of any provision of any County Ordinance or State law.

Signature: A. Clark

Date: 11/20/01

APPROVAL IN CONCEPT

COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
PLANNING DIVISION

PLANNER JCOOK

DATE 10-18-01

**APPROVAL IN CONCEPT**

SIG. A. Clark  
DATE 11/20/01

PLAN CHECK NO.  
47737

Per sec. 3000 et seq of the  
Public Resources Code and  
Title 14 of the  
Administrative Code, State  
of California

**THIS IS NOT A PERMIT**

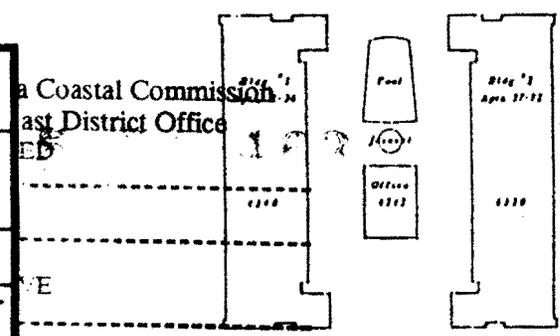
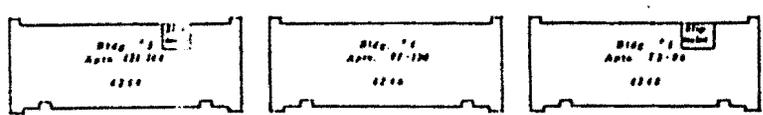
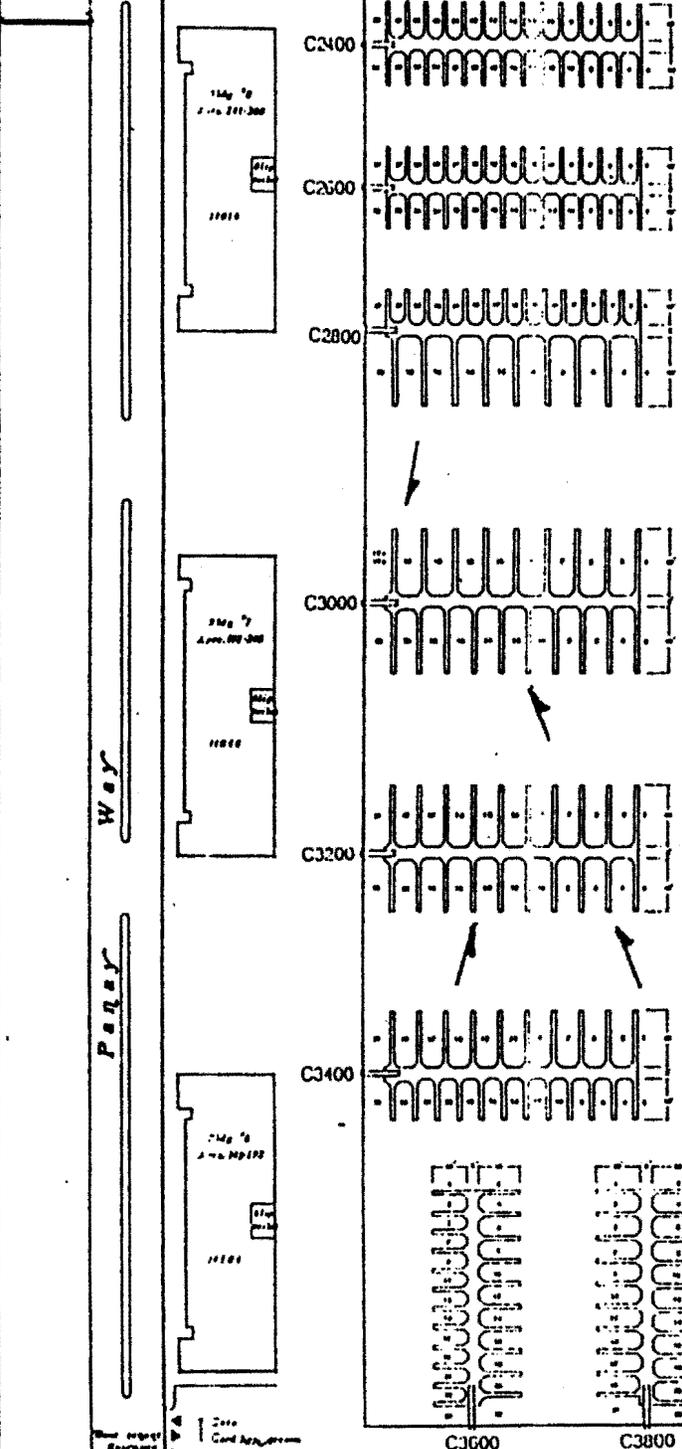
and  
is subject to any conditions  
listed below. Approval from  
Coastal Commission  
staff required prior  
to any waterfront  
work.

APPROVAL IN CONCEPT

COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
PLANNING DIVISION

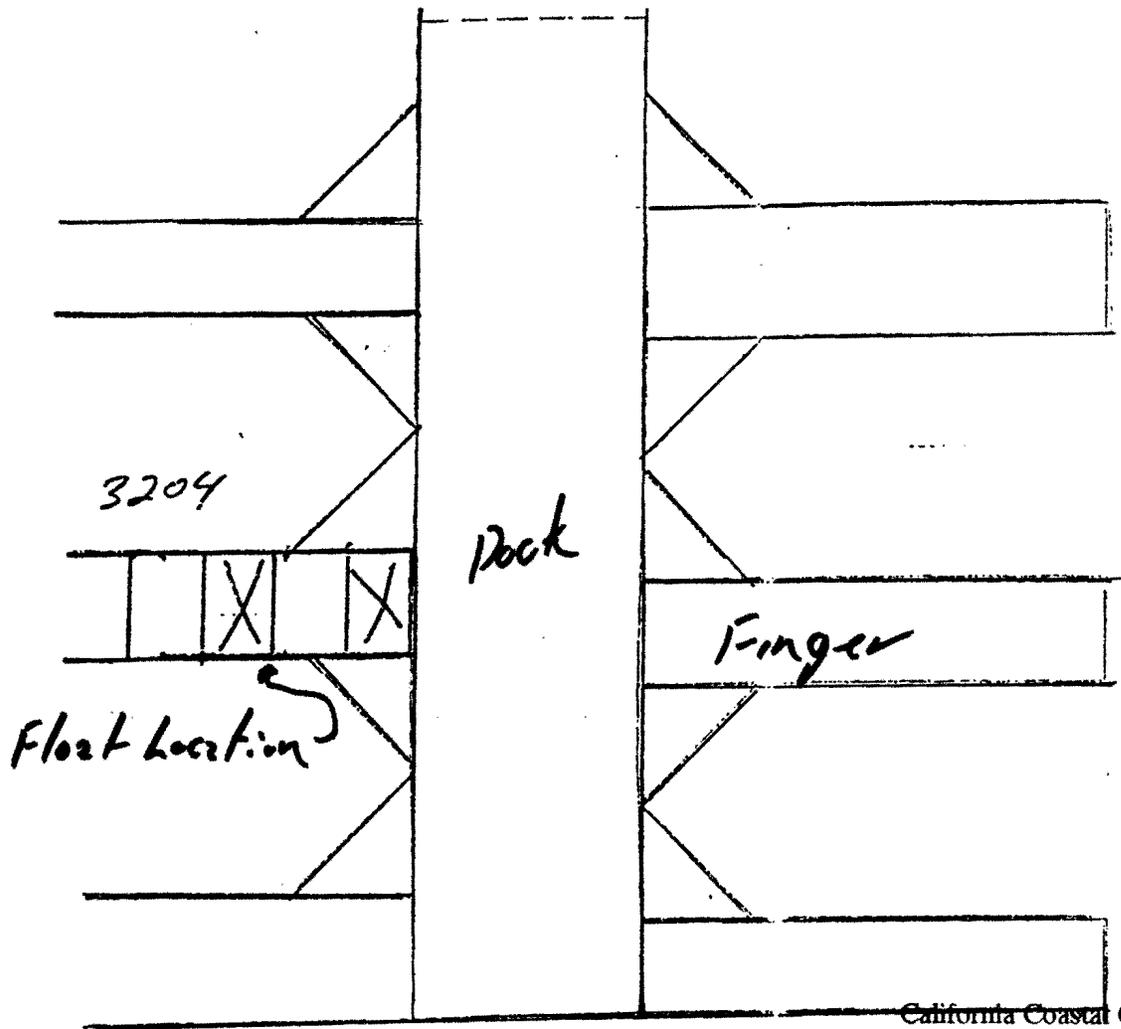
PLANNER JCOOK

DATE 8-9-01



**EXHIBIT NO. 3**  
Application Number  
5-01-463  
Site Plan  
Dock layout  
California Coastal Commission

To Gateway



California Coastal Commission  
 South Coast District Office  
 APPROVED  
 Permit No. \_\_\_\_\_

By: \_\_\_\_\_

EFFECTIVE  
 Date: \_\_\_\_\_

APPROVAL IN CONCEPT

COUNTY OF LOS ANGELES  
 DEPARTMENT OF BEACHES & HARBORS  
 DIVISION

APPROVAL IN CONCEPT

COUNTY OF LOS ANGELES  
 DEPARTMENT OF BEACHES & HARBORS  
 PLANNING DIVISION

PLANNER J. COOK  
 DATE 8-9-01

EXHIBIT NO.	<u>4</u>
Application Number	<u>5-01-463</u>
<u>Typical Dock layout</u>	
California Coastal Commission	

# Finger Float: 3-7/10XEi

(1 req'd)

LOCATED @ END OF FINGER  
2 Inserts in one end  
Deep Type for Special Dead Loads

Configuration:  
1-1/2" x 2-1/2" @ Ends  
(NO Lips @ Sides)

EXHIBIT NO.	5
Application Number	5-01-463
	<i>Float Design</i>
California Coastal Commission	

1" Vertical Chamfer @  
All Exterior Corners

#3 Epoxy Rebar  
(Thru Insert Loops)

Plan View

1/2" LOOP INSERTS  
(18-8 S.S.)  
\* 2 per End

2" x 3" Vert. Concrete Beam  
(Full Depth)  
\* 2 per Side

Tooled Edge  
Around Float

(for Thru Rods)

2-1/2" Typ.  
Elevation

1-3/4" Sides

#3 Epoxy Rebar  
@ Btm. Lengths  
(floats exceeding 8' ONLY)

1-3/4" Btm.

End View

California Coastal Commission  
Schematic Contract Office  
APPROVED  
Permit No. \_\_\_\_\_

EFFECTIVE  
Date: \_\_\_\_\_

2" x 3" Vert.  
Concrete Beam  
(2 per Side)

Side View

APPROVAL IN CONCEPT  
2" x 2" / 14 x 14  
Welded Wire Mesh  
(Typ. Top & Btm.)  
COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
PLANNING DIVISION

PLANNER *JLW*  
DATE 10-18-01

PLANNER *JLW*  
DATE 8-9

9'-11 1/2" (Overall)

5-3/4"

1/2" PVC TUBES @ 12" O.C.

5-3/4"

6"

2-7"

6"

2" x 2" Vertical  
Interior Chamfer (Typical)

BROOM FINISH

3'-7" (concrete)

Bell  
M A  
Innovat  
and wat

UNI  
proven  
This drawing is  
the property of  
and shall not be  
reproduced or  
used in any way  
without the  
written consent  
of the  
author.

Bar  
Floa  
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Revision

Checked

Drawn by:  
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Date: 1  
Sheet: 5

Jc  
00

APPROVAL IN CONC.  
COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES &  
PLANNING DIVISION