

**From:** [Charlotte Miyamoto](#)  
**To:** "[Diana Hurlbert](#)"; [McCormick, Donna](#); [Mayfield, Rick@Wildlife](#)  
**Cc:** [rlmayfield@hotmail.com](#); [Barry Kurtz](#); [Michael Tripp](#)  
**Subject:** RE: Area A Parking Questions  
**Date:** Thursday, June 27, 2013 7:35:42 PM  
**Attachments:** [Elevations from Fiji Way.pdf](#)

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Hello all. Attached is the parking structure conceptual sketch with elevations. Also, below are DBH/Barry Kurtz' answers to the questions shown in bold.

Thanks much.

Charlotte Miyamoto  
(310) 305-9512

-----Original Message-----

From: Diana Hurlbert [mailto:[dhurlbert@santamonicabay.org](mailto:dhurlbert@santamonicabay.org)]  
Sent: Tuesday, June 18, 2013 4:40 PM  
To: McCormick, Donna; Rick Mayfield ([rlmayfield@dfg.ca.gov](mailto:rlmayfield@dfg.ca.gov))  
Cc: [rlmayfield@hotmail.com](mailto:rlmayfield@hotmail.com); Charlotte Miyamoto; Barry Kurtz; Michael Tripp  
Subject: RE: Area A Parking Questions  
Importance: High

Hi Donna,

I will take a crack and answering some of your questions below and have Cc'd Rick Mayfield and the County folks so they can help fill in the gaps....D

Diana Hurlbert  
Restoration Project Coordinator  
Santa Monica Bay Restoration Commission  
[dhurlbert@santamonicabay.org](mailto:dhurlbert@santamonicabay.org)  
Office - 310-216-9899  
Cell - 831-241-3463

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From: McCormick, Donna [Donna.McCormick@icfi.com]  
Sent: Tuesday, June 18, 2013 3:42 PM  
To: Diana Hurlbert  
Subject: Area A Parking Questions

Hi Diana:

Here are the questions I have about the B&H parking project now. If all these could be answered I could complete the project description and probably have everything we need for analysis.

My biggest concern is about the driveway entrance and what the structure would “look like” – elevations would be great. Heights and materials would be the next best thing.

Please address, or pass them along to the party that can. Of course, we need these asap – or absolutely by June 28 if we are to stay on schedule.

1. What will become of the existing parking adjacent to the structure (along the north/south extension of Fiji Way? It is within a dashed red line area on the plans. Will it be demolished and returned to wetlands or will it remain parking? Will the existing driveways remain?

DH - the existing asphalt parking and driveways will be removed and restored to upland habitat.

2. I am wondering about the new driveway location. It is “mid-block” allowing direct entry/exit only for the northbound lanes of Fiji Way. Others will have to U-turn to enter the driveway. Is this what is intended? Or will there be a new cut through the median on Fiji Way? Or would it be better to include a driveway all the way to the existing northern driveway into the parking lot (aligning with Fisherman’s Village exit). This would result in less traffic impacts.

DH - County to answer

**BK - The driveway for the parking structure is intended to have right-turn in, right-turn out access only, with no median opening for the driveway. Westbound motorists on Fiji Way en route to the parking structure will drive to the end of Fiji Way and turn around. This is not considered to be an inconvenience to motorists. We explored the possibility of having a driveway aligning with Fisherman’s Village exit, and found that incorporating a left-turn pocket at that location involves extensive utility relocations. It would require at a minimum, lowering the Edison vault, relocating the Edison vent cans to the back of sidewalk, relocating the cathodic protection system and power source to the back of sidewalk, and relocating the street light to back of sidewalk on the water side and back of curb on the Ballona Wetlands side. Also, constructing the entrance at the easterly location allows us to return more of the existing parking lot for the wetland project. Considering these factors, we recommend the driveway as shown on the plans.**

3. How much parking would be available to the public? How much would be reserved for B&H, Sheriff, CDFW?

DH - County to answer but I don't think the Sheriff's parking needs are included in this garage

**DBH - All spaces would be available to the public except Beaches and Harbors would need about 20 spaces to park County vehicles.**

4. What amenities are proposed at eh bicycle station?

DH - I think it would be nice to have this as part an extension of the bicycle amenities proposed on

Area C by the AF team, such as air and lock-ups. I am hoping that AF/DFW will look into having a bike share program for the Reserve where people could check a bike out from this and Area C and leave them in either area. Maybe it is something that BH would be interested in doing too and link it to the rest of the Marina

**BK – The bike station would be strategically located at a location served by a Culver City Bus Line, the Marvin Braude Bicycle Trail, the most heavily used bicycle path in Los Angeles County, and Fisherman’s Village, a major attraction in the region. It is close to other bus lines including Metro buses and Santa Monica’s Big Blue Bus along Admiralty Way and Lincoln Boulevard.**

5. Is this going to be a paid parking lot? If so, what collection system would be used? If not, how will you keep people headed for Fisherman’s Village parking there for free?

DH - DFW/County to answer....I don't know if they want to charge for people to visit the Reserve

**DBH – It will be a paid parking structure using pay stations. Parking rates will be consistent with the rates for public parking throughout the Marina.**

6. What are the proposed hours of operation? How will it be secured?

DH - DFW/County

**DBH – The parking structure will likely have opening and closing times, but they are yet undetermined It will be secured with a gate arm.**

7. Who will operate & maintain the facility?

DH - DFW/County

**BK - DBH will operate and maintain the facility.**

8. Will we get elevations? Will we get heights?

DH – County

**DBH – A sketch of the parking structure with elevations and heights is attached.**

9. What materials will be used? (Assuming concrete, but any special aesthetic treatment?)

DH – County

**DBH – The building will be constructed of concrete. The design, materials, colors, signage, lighting and landscaping for the parking structure will need to be approved by the Marina del Rey Design Control Board.**

10. Currently there occasionally are trailers and boats parked on the site. Will there be any accommodations for oversized vehicles, etc.

DH - DFW/County

**DBH – We don't expect to accommodate boats or oversized vehicles. However, the facility would accommodate 8'2" vehicles for ADA vans. The trailers currently on the lot belong to CDFW.**

11. Will the existing mobile home/office be moves or incorporated into the property somewhere?

DH - DFW/County

**DBH - The trailers belong to CDFW.**

12. What access will there be between the parking facility and the wetlands? Pedestrian? Bicycle? How will it connect with the trail system?

DH - This is going to be part of the Recreation/Access MP that Melendrez is working on....there would be bike and ped connection to the bike/ped levee trail we are proposing that goes along the perimeter of the restored wetlands in Area A

**BK – There would also be a bike connection between the bike lanes along Fiji Way and the parking facility, bicycle station and bike/ped levee trail.**

13. Will there be lighting? If so, what kind? If so, when will it operate (i.e., will there be lights on the roof 24/7)? Currently there is no lighting so this will be an important issue.

DH - DFW/County - There might already be safety lighting on the trailer but I don't know...the nearest lighting is maybe street lighting for Fiji or at Fisherman's Village

**BK – The parking structure will have energy efficient LED or florescent lighting operating 24/7 on all levels. The lighting will be dark-sky compatible.**

14. Will there be any amenities on the observation deck? (Signage, mapping, scopes?) If so, will this be coordinated with the Annenberg's visitor amenities?

DH - Yes, I would think so to both questions.....DFW/County to elaborate

**BK – There will be an information kiosk with signage, maps and telescopes.**

15. Will there be removal of any existing landscaping? It seems like the lawn and tree area right at the turn of Fiji Way is not part of the "project" but that the new driveway would remove some street trees. (See my concerns about the new driveway in #2, above.)

DH - I would think that most of what is there is non-native and on Reserve property and that it along with other existing non-native plant material in Area A would be removed during restoration

**BK – In addition, the existing landscaping in the vicinity of the driveway of the parking structure would be removed to provide adequate visibility for motorists exiting the driveway.**

16. Would there be any additional landscaping? If so, what would be planted? Would it be irrigated (permanently or temporarily)?

DH - I would think that additional landscaping would be limited to the creation of restored uplands and transition habitats adjacent to the garage as part of the overall restoration....

**BK – In addition, the existing landscaping in the vicinity of the driveway of the parking structure would be removed to provide adequate visibility for motorists exiting the driveway.**

17. Besides electrical (to power elevator and for lighting), would there be any other utilities extended to the site (water)?

DH – County

**DBH – Besides electrical power, there would be water supply and sewer lines to maintain the parking area.**

18. Would the site drain into the existing storm drains? Would there be any special collection/traps, etc., to address runoff from parking areas, trash screens, etc. Very importantly, would the site be isolated from the wetlands with no draining from parking area/driveways into the wetlands.

DH - DFW/County ....but I would assume "yes"

**DBH – Yes, the site would drain into existing storm drains in conformance with County Department of Public Works standards. We would be looking to include all appropriate BMPs.**

19. Would the “project” include demolition of the parking at the south end of Fiji?

DH - DFW/County - Do you mean the lot used by the Sheriff....If so I don't think they are going away at this point....I would have a hard time believing they would want to park their vehicles along with the public but who knows....

**BK – Department of Fish and Wildlife to address this.**

20. Who would build the structure? Timing of the building, would it be done early in the restoration or even before? Who would reclaim the areas that would no longer be needed?

DH - DFW/County.....I would think the parking areas to be restored would be demo'd as part of the

restoration of Area A....can't speak to the timing of the garage being built....

**DBH – The County would build the structure within a timeframe that compliments the overall construction schedule for the larger Ballona Wetlands project.**

Donna

DONNA McCORMICK | Principal | 949.333.6611 (direct) | 949.929.3536 (mobile) |  
[dmccormick@icfi.com](mailto:dmccormick@icfi.com)<<http://kiosk.jsanet.com/signature/>> | [icfi.com](http://www.icfi.com/)<<http://www.icfi.com/>> ICF  
INTERNATIONAL | 1 Ada, Suite 100, Irvine, CA 92618 | 949.333.6601 (fax) P Please consider the  
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