



Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, October 21, 2020, 1:30 p.m.

NOTICE

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

OBSERVING THE MEETING

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

PROVIDING VERBAL PUBLIC COMMENT

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

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

PROVIDING WRITTEN PUBLIC COMMENT

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



1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the September 16, 2020 Minutes**
3. **Consent Agenda**
The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.
4. **Old Business**
A. Parcel 97 – Pacific Ocean Management, LLC / Marina Beach Shopping Center – DCB # 18-017-B – Consideration of modifications to site design and new art program
5. **New Business**
A. Parcel 15 – AMLI Residential / The Hive MDR, LLC – DCB # 20-006 – Consideration of new signage
6. **Staff Reports**
A. Ongoing Activities Report
 - Board of Supervisors Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - Coastal Commission's Calendar
 - Future Major DCB Agenda Items
 - Small Craft Harbor Commission Minutes
 - Redevelopment Project Status Report
B. Marina del Rey Special Events
7. **Public Comment**
This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.
8. **Adjournment**

PLEASE NOTE

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (424) 526-7752 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at rstassi@bh.lacounty.gov.
2. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993), relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
3. Si necesita asistencia para interpretar esta información, llame a este numero: 424-526-7777.
4. All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at <https://beaches.lacounty.gov/design-control-board/>. The Department of

Beaches and Harbors website also provides all reports and audio files from current and past meetings. Electronic copies of project submittals for Business Items referred to in this agenda will be available online for a two week period from the date of this agenda.



Location of October 21, 2020 DCB Items



Old Business

4A - Parcel 97 – Marina Beach Shopping Center

New Business

5A – Parcel 15 – The Hive

DESIGN CONTROL BOARD MINUTES

September 16, 2020

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

Members Absent: None

Department Staff Present: Gary Jones, Director; Amy Caves, Deputy Director; Michael Tripp, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

County Staff Present: Joseph Abdelkerim, County Counsel; Clark Taylor, Regional Planner

Guests Testifying: Anthony Hernandez, Sushi Nozawa and Robert Kirsten, Marmol Radziner

1. Call to Order and Pledge of Allegiance

Chair Steven Cho called the meeting to order at 1:30 p.m. and led the Pledge of Allegiance.

2. Approval of the August 19, 2020 Minutes

Moved by Vice Chair Wong, seconded by Ms. Coffee. The August 19, 2020 minutes were approved.

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

Nays: 0

3. Consent Agenda

None

4. Old Business

A. Parcel 44 – Pacific Marina Venture / Uovo Pasta – DCB #20-004-B – Consideration of revised signage and exterior improvements

Porsche White presented the staff report.

Public Comment

None

Board Comment

Ms. Coffee asked about the rationale for requiring that the signage go on the awning rather than on the building façade.

Ms. White responded that in 2018, the Board approved a master sign program for the site that listed the locations and types of signage allowed throughout the shopping center. An awning sign was approved at the proposed location in question, and the applicant requested to deviate from the previously approved master sign program.

Ms. Coffee asked why awning signs were included in the master sign program and inquired about how much the change in signage would deviate from the approved master sign program.

Ms. Tashjian indicated that according to the Master Sign program, various awning signs were approved for the building in question. She also mentioned that the Board has the discretion to allow a deviation to the master sign program and a deviation of this nature would result in one of the building façades being slightly inconsistent in appearance from the other tenant storefronts.

Ms. Coffee asked the applicant why they wanted to change the sign design.

Mr. Hernandez introduced himself as the project manager.

Mr. Kirsten introduced himself and noted that all the Uovo related signage corresponding to the master sign program alternates between awning and wall signs. He explained that the reason for changing the sign is that Uovo is undergoing a rebranding across all their restaurants. Due to this, the sign design was modified to a stencil style font. Mr. Kirsten mentioned that although they explored methods to include the new company branding as an awning mounted sign, based on the nature of the new font and the fact that each letter is made up of multiple individual pieces, no solution was found. The intent behind the new design is that although the sign is mounted to the wall, the light source is mounted within the awning.

Chair Cho asked if any of the dining tables proposed for the outdoor/indoor patio would be placed onto the walkway, and if so, is there a setback requirement.

Ms. White indicated that there is a setback that is required, and such requirements would be reviewed at a later date by the Department of Regional Planning. The applicant would need to abide by any Department of Regional Planning setback requirements.

Ms. Coffee asked if the security doors would be lowered during inclement weather conditions.

Mr. Kirsten responded that the security gates would only be used overnight based on the operation hours of the restaurant, and the security gates would not be used for weather control.

Ms. Coffee asked how the applicant planned to address inclement weather conditions on the patio.

Mr. Kirsten answered that the patio is covered, and inclement weather conditions would be handled similar to the neighboring Hiho restaurant patio. There would be partial cover and heaters, but no additional method of rain cover.

Chair Cho asked in the event there is strong wind, would the security gate be left open.

Mr. Kirsten responded that there were conversations on earlier designs about creating some sort of wind break. However, the only way to obtain that was to set back the storefront so this was really about creating an open-air outdoor seating arrangement.

Chair Cho noted that in the previous approved design, there was a door. He also inquired whether the door was part of the exit requirements?

Mr. Kirsten responded that there was a door in the previous approval, and that the entire storefront, including the door, was pushed back approximately 12 feet. Due to the new layout, additional doors would be added for access to the patio.

Mr. Kirsten requested that the Board review the renderings again and pointed to the area where the Uovo storefront would be set back. He also noted the wood siding around the perimeter of the patio and the glass enclosure within the patio, which represents the storefront entrance.

Public Comment

None

Board Comment

None

Moved by Ms. Coffee, seconded by Vice Chair Wong. Chair Cho confirmed the condition of the roll up doors to be glass and aluminum doors. Ms. Coffee confirmed and added an option with no roll up door. Chair Cho asked if Ms. Coffee was ok with the existing conditions put out by staff. Ms. Coffee agreed. Ms. Tashjian asked if the Board wished to approve the variance from the previous sign program. Ms. Coffee agreed.

The item was approved, with an added condition that the applicant revise the security gate design per the recommendations listed in the staff report.

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

Nays: 0

5. New Business

None

6. Staff Reports

All reports were received and filed.

7. Public Comment

None

8. Adjournment

Chair Cho adjourned the meeting at 1:58 p.m.

Respectfully Submitted,

Tor-Ree Jones-Freeman
Secretary for the Design Board



Caring for Our Coast

• • •
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

October 21, 2020

TO: Design Control Board

FROM: Gary Jones, Director 

SUBJECT: ITEM 4A – PARCEL 97 – PACIFIC OCEAN MANAGEMENT, LLC / MARINA BEACH SHOPPING CENTER – DCB # 18-017-B – CONSIDERATION OF MODIFICATIONS TO SITE DESIGN AND NEW ART PROGRAM

Item 4A on your agenda is a submittal from Pacific Ocean Management, LLC (Applicant), seeking approval for modifications to a previously approved conceptual site design and a new art program. The project is located at 510 Washington Boulevard.

PROJECT OVERVIEW

Background

In December 2018, your Board considered and approved the final design for the Marina Beach Shopping Center renovation project, under the condition that the Applicant return for final design review of all artwork and wall graphics. Per the DCB's previous conditional approval, the Applicant has returned with an art program for your consideration. In addition, the Applicant is proposing changes to the DCB-approved final design.

Existing Conditions

The 1.8-acre shopping center is located on Washington Boulevard, between Via Marina and Palawan Way. The center consists of seven single-story commercial buildings with a surface parking lot fronting Washington Boulevard and alley access with parking in the rear.

Proposed Project

The proposed project consists of changes to the previously approved site design and a new site-wide art program. The art collection would be composed of graphic art, commissioned art, and landscape collages. Modifications to the approved site renovation plan include changes to roof designs, ground floor façade treatments, site water features, and landscaping.



MODIFICATIONS TO BUILDING AND SITE DESIGN

All Buildings

The Applicant is proposing modifications to the design of the covered walkway arcades of each building. In the previously approved plans, the structural beams would be sand blasted to show the natural wood, and the columns would be stripped of their veneer and sand blasted to reveal concrete cylindrical columns. Following an explorative demolition, the Applicant found that the columns were not wide concrete cylinders but instead were narrow 6" steel pipe columns, and the decorative cross beams were actually 6"x10" structural wood beams that must be preserved. The Applicant proposes a change in design that would introduce a new wood-framed column encasement with smooth troweled stucco finish and expanded metal panel wrap over the cross beams. All exposed beams above each storefront would be covered under new soffit.

All roof-line architecture features such as metal fins, metal panels, and perforated metal, have been lowered to maintain the structural integrity of the existing roofs. Previously proposed metal façade wrap-arounds on the east and west facades of each building were reduced in scope. In addition, the reveals along the east and west façades of each building would be infilled to create an overall smooth surface. The reveals would be repainted and prepped for new artwork where applicable, and the existing building pilasters at the corner of each building façade would remain.

Building 2

An artificial living wall was previously proposed along the upper façade of Building 2, facing the courtyard shared with Building 3. The Applicant is proposing to relocate this wall to a lower building area, directly below the previously approved location. The upper façade would be modified to feature additional vertical fins that would extend above the parapet to replace the void left by the removal of the previous artificial living wall design. The western portion of the building would have an angular roof profile, with an apex that meets at the north-west corner of the building.

Buildings 3 & 5

The metal panels at the upper façade of each building would be oriented vertically, instead of diagonally. The metal façade features would also be lowered, along with the parapet, to utilize the existing bulkhead as structural support while adding minimal structural impact to the existing roof. The Applicant also proposes to remove a living wall trellis that was previously located on the west elevation of Building 5 as shown on page A-11 of the Applicant's submittal.

Building 6

As previously approved, the façade on the west end of the building would feature vertical roofline fins that extend above the parapet, where a portion of the fins were configured so that the base extended to the ground. On the west side of the building, facing Building 7, the Applicant was proposing to fill the voids between the fins with artificial living wall panels. Upon inspection of existing conditions, the Applicant determined that the proposed fins that would extend to the base of the building would block access to an

existing service door as well encroach into an existing parking space. To resolve this condition, the Applicant proposes to terminate the fins above the existing service door and parking space. In addition, the Applicant would reduce parapet height and increase fin spacing. Similar to Building 2, the Applicant also proposes a change in roofline profile where the fins would form a tapered, angular profile which ascends from the east, peaks at the north-west corner of the building, and descends toward the alley to the south.

The Applicant's engineer found that the existing structure did not have capacity to support both the fins and living wall panels as previously approved. Therefore, the Applicant proposes to reduce the number of fins and remove the living wall panels due to structural constraints. The Applicant also proposes to repaint the existing outdoor patio railing, adjacent to Building 6, charcoal gray. As previously approved, the lower façade on the east facing elevation would feature an artificial living wall in a grid pattern. The applicant proposes to remove the artificial living wall from the project scope.

Building 7

The previously approved design for the building façade at the southwest building corner consisted of a cantilevered perforated panel screen. The new design would not be cantilevered and would align with the existing tapered building corner. According to the Applicant, the change in design is due to building code structural requirements as the existing structure would not be able to support a load force the previous design required. In addition, the Applicant proposes to remove the previously approved artificial landscape wall trellises located in various areas around the perimeter of the building. The Applicant proposes to add planter pots around the building to make up for the removal of the artificial green walls.

Corner Park

The existing corner park located at the intersection of Washington Boulevard and Via Marina would be renovated as previously approved, with the exception of the landscape, benches, and paver design around the fountain as shown on pages A-26 and A-27 of the submitted plans. The previously proposed palm tree collar lighting would be eliminated from the project scope, as the Applicant proposes to repaint the existing pole lights with a new charcoal grey finish.

Courtyards

The Applicant proposes to remove the approved fabric trellis and suspended lighting feature that was to be located above the parking area and courtyard between Buildings 6 and 7. The parking area is located within an existing sewer easement and therefore, the Applicant is prohibited from building in this area. Courtyard planter boxes, furnishings, and materials have been modified as shown on page A-25 of the submittal.

Landscape

The existing site landscaping would remain. New landscaping would consist of potted plants and planter boxes placed along walkways, courtyards, and near the base of each building as shown on page A-24 of the Applicant's submittal. The locations of proposed

landscape pots and planters have been modified from the previously approved landscape plan and additional planter boxes and pots have been added to the site in various locations. All existing planter boxes around trees in each courtyard would remain and be repainted.

PUBLIC ART

Art Program

Eleven art pieces are included in the Applicant's art program. All pieces were inspired by the history of Marina Del Rey as well as the eclectic and arts-influenced character of neighboring Venice Beach, Abbott-Kinney, and West Los Angeles. The Applicant's objective was to transform and re-energize the community spaces in and around the site while providing visually memorable experiences for local patrons and out-of-town visitors patroning Marina del Rey's nearby hospitality spaces.

"Through the Window" is an art mural that would be located in the courtyard between Buildings 1 and 2. The mural would be approximately 73 square feet and would consist of a sun, a series of mountains, and text that reads "I long to be the sun having enough hope to never stop giving". The mountains would be shades of grey, while the sun would gradually transition from a darker shade of yellow towards the outer perimeter to a lighter shade at the center (see page 9 of the Applicant's Art Program submittal). A living trellis wall would surround the mural. A reflection of the mountain graphic would extend an additional 5 feet beyond the wall surface onto the courtyard floor space.

The "Playful Boxes" graphic would be located above the "Through the Window" mural. The painting would be visible from Washington Blvd as it would wrap the edge of the building. The graphic, which measures 310 square feet, consists of a series of light tan boxes arranged in an asymmetrical pattern.

"Life of the Marina" is a 152 square foot blue print style drawing which depicts an oblique map view of the Marina and surrounding neighborhoods. The art piece would be located in the courtyard shared by Buildings 2 and 3. The illustration would be printed onto vinyl and adhered to a stucco substrate. The translucent vinyl would stretch over a storefront window and would provide visibility into and out of the tenant space. Colors of the drawing would include shades of blues and white (see page 14 of the Applicant's Art Program submittal). The Applicant has proposed that a living succulent wall with an integral irrigation system be installed opposite of the "Life of the Marina" art piece.

The "Weaving Lines" graphic would be located on Building 4, facing Building 3. The artwork resembles a textile with two distinct sets of threads that interlace creating a gradient fabric pattern. Colors associated with the 506 square feet art piece include shades of reds and blues (see page 16 of the Applicant's Art Program submittal).

The Applicant has proposed a commissioned art piece created by a local artist that would be located on Building 4, facing the courtyard shared with Building 5. The art would be printed onto exterior matte vinyl and applied over plaster substrate. The painting would

measure 8' tall by 16' wide, and the abstract piece would feature hues of greys, yellows, and black (see page 18 of the Applicant's Art Program submittal).

"Bloom" would be located in the courtyard shared by Buildings 5 and 6. The abstract painting of a jellyfish would measure 10' tall by 20' wide and include hues of browns, yellows, reds, blues, greens, and black (see page 20 of the Applicant's Art Program submittal). The Applicant has proposed that a living succulent wall with an integral irrigation system be installed on Building 6 facing the parking area located between Building 6 and Building 7.

Two "Wind Waves" hand painted pieces would be located on Building 7, one facing Building 6 and the other facing Via Marina. Various hues of purples, blues, and pinks would be used. The asymmetrical waves facing Building 6 would measure 1,176 square feet, while the waves facing Via Marina would measure 450 square feet. The Applicant has proposed that a 208 square foot living wall with an integral irrigation system be installed on Building 7 facing Via Marina.

The Applicant has proposed an artwalk design for the rear alley of the site between Palawan Way and Via Marina. The artwalk includes large letters, segmented into sections, with each section painted onto each of the seven buildings. Collectively, the artwalk would read "Let the tides flow" in shades of blues and white. The artwalk font for some buildings would include a wavy design and various colored fish graphics. The artwalk would extend beyond the walls of the building and extend to the alleyway floor space up to the site property line. The design for each building can be seen on pages 28-34 of the Applicant's Art Program submittal.

STAFF REVIEW

Staff finds that the art program is consistent with the Marina del Rey Design Guidelines and complements the materials, colors, and scale of the site renovation. The Applicant has incorporated various public art pieces into public spaces (DG.20) and proposes to install public art along the alley at the south end of the site, to create an art walk (DG.23). Although the art program does not include many nautical designs, such as boats and sails, the proposed art program does incorporate marine and water themes to complement the Marina's waterfront setting (DG. 21).

Staff finds that the explanations provided by the Applicant for the proposed building and site design changes are warranted. However, staff is concerned that there is a general loss of greenery at the site due to these changes, and therefore recommends additional landscaping be added to the site design in areas that are deficient, to maintain consistency with the County's desired aesthetic for properties in the Marina.

Staff recommends APPROVAL of DCB #18-017-B, subject to the following condition(s):

- 1) The Applicant shall obtain approval from the Department of Regional Planning.**
- 2) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 3) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**
- 4) The Applicant shall revise their landscape plan and return to your Board within 60 days, upon written approval from Department of Beaches and Harbors Planning Division staff.**

GJ:MT:pw



MARINA BEACH CENTER EXTERIOR RENOVATION

DEPARTMENT OF BEACHES AND HARBORS SUBMISSION
10.14.20

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ALTA/NSPS LAND TITLE SURVEY

510 – 590 WASHINGTON BOULEVARD
MARINA DEL REY, CALIFORNIA

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY COMMITMENT NO.: 09170807-917-BLB-KRE
888 S. FIGUEROA STREET, SUITE 2100 TITLE OFFICER: KATHY BELGODSD
LOS ANGELES, CA 90017 DATED: AUGUST 15, 2017
PHONE: (800) 432-0706

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

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2. THE EFFECT OF A RECITAL ON SAID L.A.C.A. MAP NO. 88 DISCLOSING THE LOCATIONS OF EASEMENTS FOR STORM DRAIN, FIRE ACCESS, SANITARY SEWER AND OTHER HARBOR UTILITY PURPOSES OVER THOSE PORTIONS OF SAID LAND DESIGNATED ON SAID L.A.C.A. MAP NO. 88 AS RESERVED BY THE COUNTY OF LOS ANGELES. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
3. A 60-FOOT EASEMENT FOR SANITARY SEWER AND STORM DRAIN PURPOSES AS EXCEPTED AND RESERVED TO THE CITY OF LOS ANGELES, IN ORDINANCE OF VACATION NO. 119293, AS SHOWN ON SAID L.A.C.A. MAP NO. 88, AFFECTING PARCELS 408 AND 409. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
4. AN EASEMENT 10 FEET WIDE FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRICAL ENERGY AS EXCEPTED AND RESERVED TO THE CITY OF LOS ANGELES, IN ORDINANCE OF VACATION NO. 119293 AND AS SHOWN ON L.A.C.A. MAP NO. 88 AFFECTING PARCEL 408. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
5. AN EASEMENT OVER SAID LAND FOR LINES OR PIPE, VAULTS, MANHOLE AND STRUCTURES AND EQUIPMENT TO BE INSTALLED OR USED AS GRANTED TO THE CITY OF LOS ANGELES, BY DEED RECORDED JUNE 27, 1960 AS INSTRUMENT NO. 4078 IN BOOK 0881 PAGE 599 OF OFFICIAL RECORDS, AND AS SHOWN ON SAID L.A.C.A. MAP NO. 88. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
6. TERMS AND CONDITIONS CONTAINED IN A COVENANT AND AGREEMENT RECORDED OCTOBER 23, 1969 AS INSTRUMENT NO. 2536, IN BOOK 14330, PAGE 598 OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
7. AN EASEMENT FOR ELECTRIC LINES RECORDED JUNE 27, 1960 AS INSTRUMENT NO. 4077, IN BOOK 0891 PAGE 603, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
8. TERMS AND CONDITIONS CONTAINED IN A COVENANT AND AGREEMENT RECORDED JUNE 7, 2004 AS INSTRUMENT NO. 04-184746, OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
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10. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 13, 2005 AS INSTRUMENT NO. 05-95338, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
11. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 13, 2005 AS INSTRUMENT NO. 05-95339, OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
12. TERMS AND CONDITIONS CONTAINED IN A COVENANT AND AGREEMENT RECORDED OCTOBER 20, 2005 AS INSTRUMENT NO. 05-254272, OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
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- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 0603070750P EFFECTIVE SEPTEMBER 26, 2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	99
HANDICAP	5
TOTAL	104

SITE RESTRICTIONS:

SETBACKS:

FRONT - 10 FEET
STREET SIDE - NONE
SIDE - 10 FEET
REAR - 10 FEET
HEIGHT - 140 FEET

ZONE - SP (MARINA DEL REY SPECIFIC PLAN)

FLOOR AREA RATIO - NONE

PARKING REQUIREMENT - INDETERMINATE PENDING ADDITIONAL INFORMATION FROM THE COUNTY.

ALL SITE RESTRICTIONS WERE OBTAINED PER A ZONING REPORT PREPARED BY MASSEY CONSULTING GROUP, AS PROJECT NUMBER 24794, DATED JUNE 8, 2017, IN CONFORMANCE WITH THE CITY OF MARINA DEL REY. ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

PHONE NUMBER - (405)475-5056

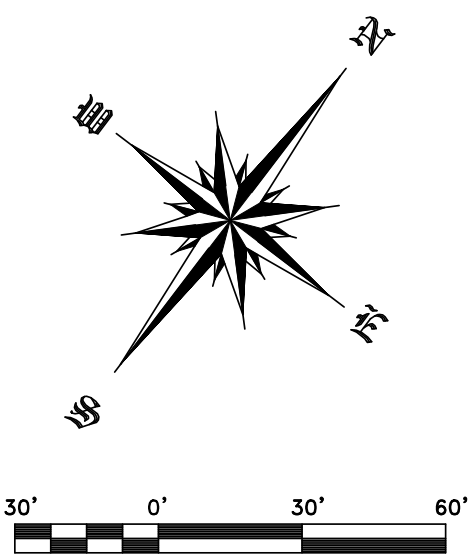
STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- A. BUILDING LIES OVER SCHEDULE "B" ITEM NUMBERS 2, 3, 4 AND 7.
- B. BUILDING OVERHANG LIES 0.2' NORTHEASTERLY OF PROPERTY LINE.
- C. BUILDING LIES 5.3'-7.1' SOUTHEASTERLY OF PROPERTY LINE.

BASIS OF BEARINGS:

THE BEARING OF N 36°00'53" W ALONG THE CENTERLINE OF VIA MARINA PER L.A.C.A. MAP NO. 88 IN THE CITY OF MARINA DEL REY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



SCALE: 1" = 30'

LINE AND CURVE DATA:

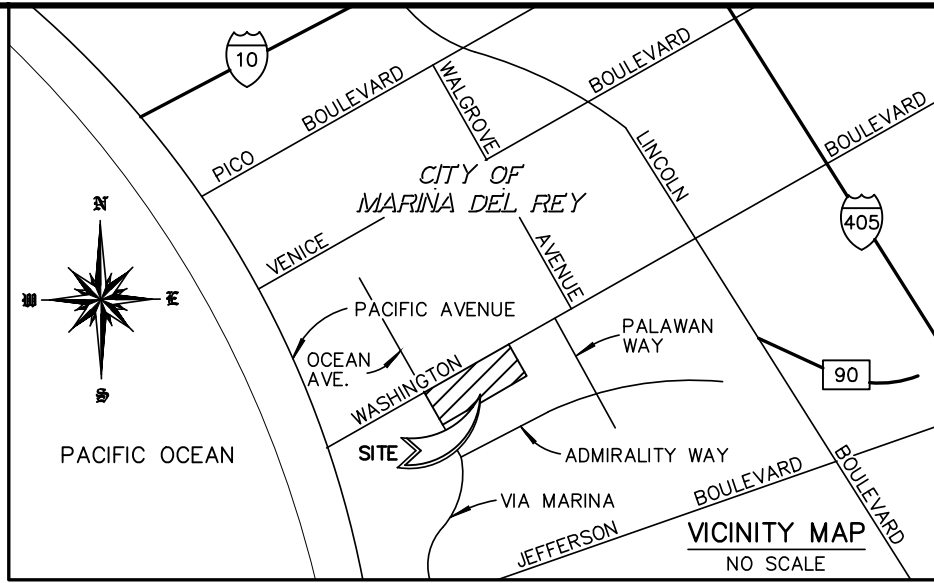
1. N 36°00'53" W 24.44'
Δ = 88°42'01"
R = 15.00'
L = 23.22'
2. Δ = 88°42'01"
R = 40.00'
L = 61.92'
3. N 52°41'08" E 24.44'
4. N 52°41'08" E 50.00'
5. Δ = 89°59'16"
R = 30.00'
L = 51.41'
- 6.

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

LEGEND:

- AC - ASPHALTIC CONCRETE
- AS - ASSESSORS PARCEL NUMBER
- BK - BOOK
- CG - CONCRETE GUTTER
- CHKD - CHECKED
- CL - CENTER LINE
- CONC - CONCRETE
- DI - DRAIN INLET
- DW - DRIVEWAY
- E - EAST
- EM - ELECTRIC METER
- ET - ELECTRIC TRANSFORMER
- EVLT - ELECTRIC VAULT
- FD - FOUND
- FT - FOOT
- GM - GAS METER
- GV - GAS VALVE
- GVLT - GAS VAULT
- HCS - HANDICAP SIGN
- L - LENGTH
- LP - LIGHT POST
- LS - LICENSED SURVEYOR
- MW - MONITORING WELL
- NE - NORTH
- NE - NORTHEAST
- NO - NUMBER
- NW - NORTHWEST
- OH - OVERHANG
- OR - OFFICIAL RECORDS
- PA - PAGE
- PB - PULLBOX
- PD - PARCEL
- P.L. - PROPERTY LINE
- PM - PARCEL MAPS
- PSN - PARKING SIGN
- R - RADIUS
- RE - REGISTERED CIVIL ENGINEER
- REF - REFERENCE
- S - SOUTH
- SCO - SEWER CLEAN OUT
- SQ - SQUARE
- SE - SOUTHEAST
- S.F. - SQUARE FEET
- SMH - SEWER MANHOLE
- SN - SIGN
- SW - SOUTHWEST
- TE - TRASH ENCLOSURE
- T.R. - TITLE REPORT
- TV - TYPICAL
- UVLT - UTILITY VAULT
- W - WEST
- W - WITH
- WM - WATER METER
- WV - WATER VALVE
- WVLT - WATER VAULT
- ε - CENTER LINE



LEGAL DESCRIPTION:

PARCELS 407 TO 415 INCLUSIVE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LOS ANGELES COUNTY ASSESSOR'S MAP NO. 88, RECORDED IN BOOK 1 PAGES 53 THROUGH 70 INCLUSIVE, OF ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF WHICH LIES WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE WESTERLY CORNER OF SAID PARCEL 411; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINES OF SAID PARCELS 411 TO 414 INCLUSIVE, A DISTANCE OF 390.00 FEET TO A POINT HEREBY DESIGNATED "POINT A"; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF PARCEL 414 TO THE NORTHERLY CORNER OF SAID PARCEL 414; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY BOUNDARIES OF SAID PARCEL 415 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20 FEET, TANGENT TO SAID NORTHEASTERLY BOUNDARY AND TANGENT TO A LINE PARALLEL WITH AND 10 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE STRAIGHT LINE IN SAID NORTHWESTERLY BOUNDARY OF PARCEL 415; THENCE WESTERLY ALONG SAID CURVE TO SAID PARALLEL LINE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO A LINE WHICH BEARS AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF PARCEL 414 AT SAID "POINT A"; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF WHICH LIES WESTERLY OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 40 FEET, TANGENT TO THE STRAIGHT LINE IN THE NORTHWESTERLY BOUNDARY OF SAID PARCEL 407 AND TANGENT TO THE STRAIGHT LINE IN THE SOUTHWESTERLY BOUNDARY OF SAID LAST MENTIONED PARCEL.

ASSESSOR'S PARCEL NUMBER: 8940-370-032 (FEE APN: 4224-005-906)

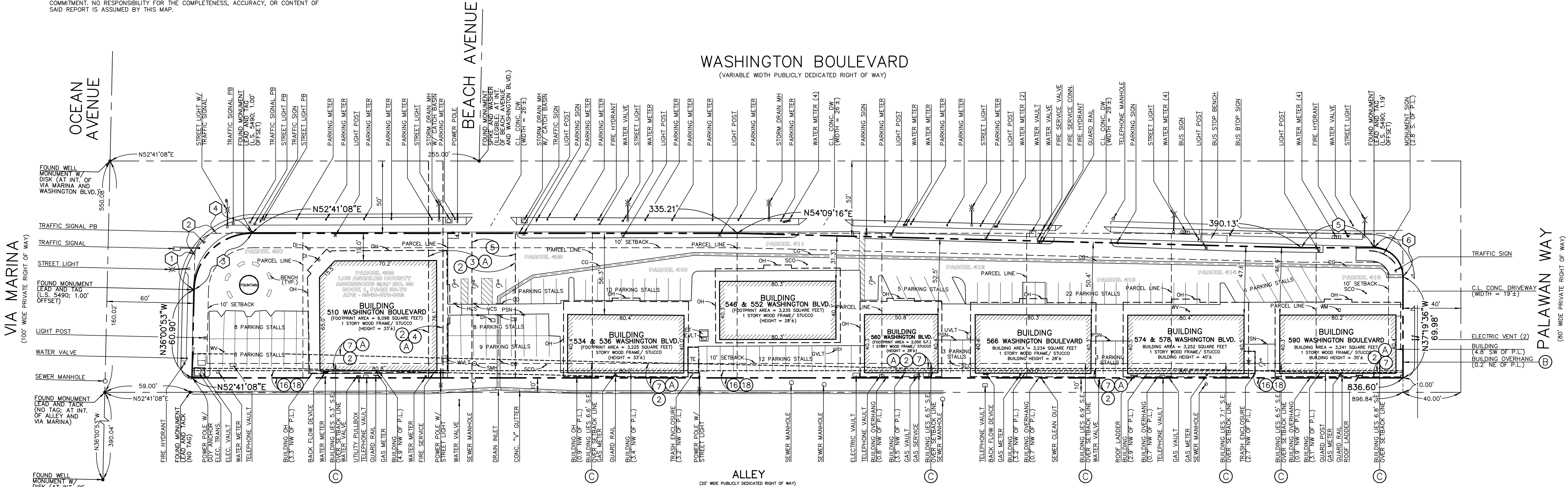
SURVEYOR'S CERTIFICATE:

TO: GOLD COAST SHOPPING CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, AND COMMONWEALTH LAND TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), (B), 7(A), 7(B), 7(C), 8, 9, 10(A), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 2, 2017.

DATE OF PLAT OR MAP: MAY 3, 2017

JEFFERY L. MAYES L.S. NO. 6379



REVISIONS

JRN CIVIL ENGINEERS

ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 1

DATE: 05/3/17

FILE NO. 16453

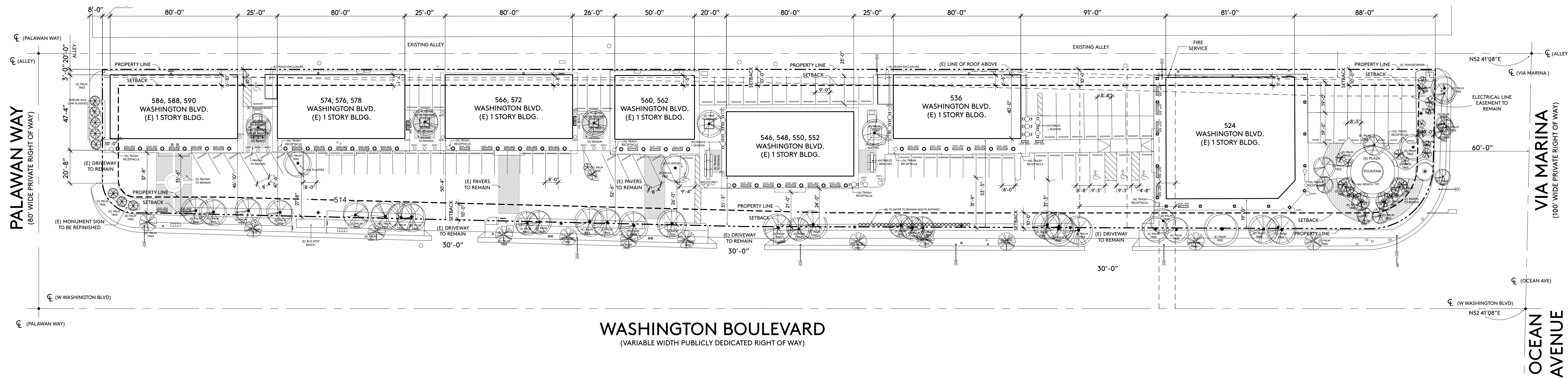
ADDRESS: 510 – 590 WASHINGTON BOULEVARD
MARINA DEL REY, CALIFORNIA

CLIENT: CONTINENTAL REAL ESTATE SERVICES, INC

PHONE(949) 248-4685
FAX(949) 248-4687

PROJECT COORDINATOR: JUSTIN DAVENPORT@JRN.CIVIL.COM

6/22/17: PER CLIENT COMMENT
8/31/17: PER CLIENT COMMENT



ALL THE EXISTING TREES AND
GREENERY WILL REMAIN.

TENANT MATRIX

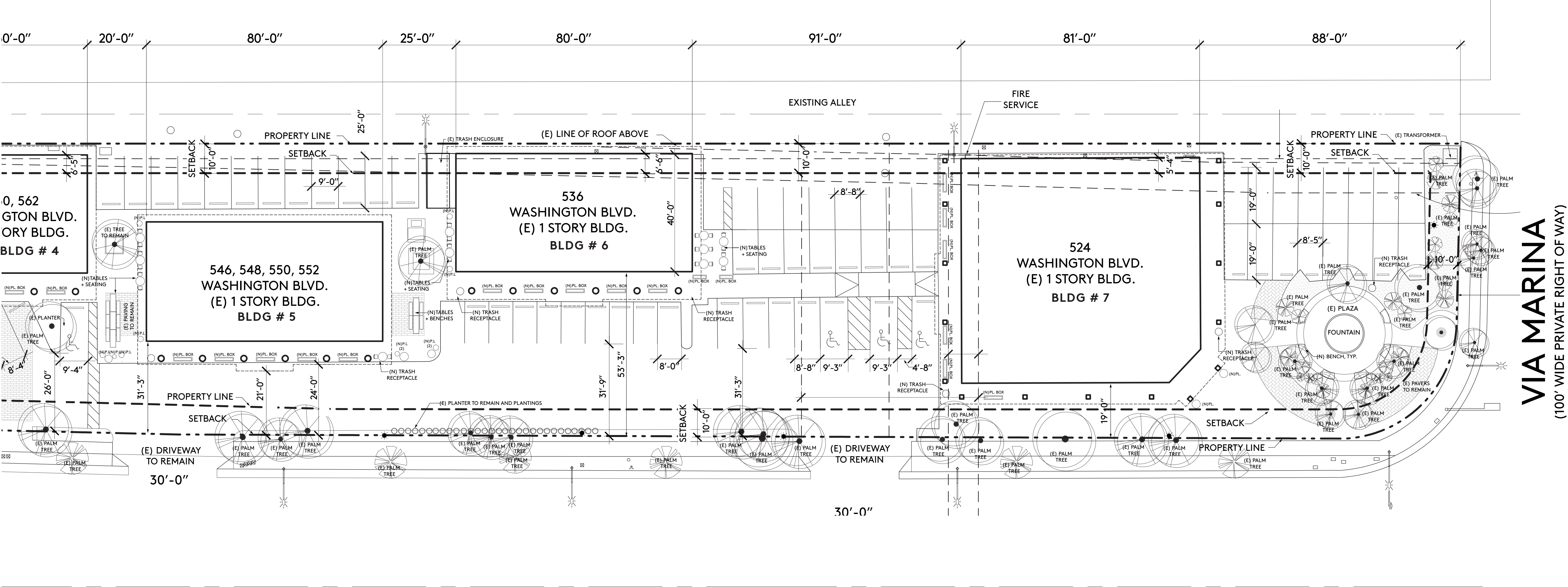
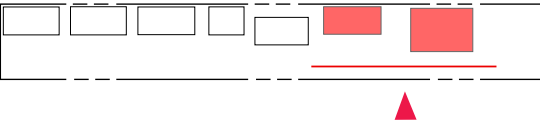
Unit#	Address	Tenant	Lease Area
80701-B1	514 Washington Blvd.	Office	5,980
80701-C1	534 Washington Blvd.	Restaurant	1,209
80701-C2	536 Washington Blvd.	Retail	1,209
80701-D1	546 Washington Blvd.	Restaurant	1,470
80701-D3	552 Washington Blvd.	Restaurant	1,709
80701-E1	562 Washington Blvd.	VACANT	2,000
80701-F1	566 Washington Blvd.	Retail	3,140
80701-G1	574 Washington Blvd.	Retail	1,000
80701-G2	576 Washington Blvd.	Retail	705
80701-G3	578 Washington Blvd.	Retail	1,280
80701-H2	586 Washington Blvd.	Retail	1,000
80701-H1	588 Washington Blvd.	Office	1,100
80701-H3	590 Washington Blvd.	VACANT	1,099



PROPOSED SITE PLAN
SCALE 1/32" = 1'-0" ON 24"x36" SHEET

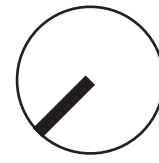


ELEVATION - 524 WASHINGTON BLVD
SCALE 1/16" = 1'-0"

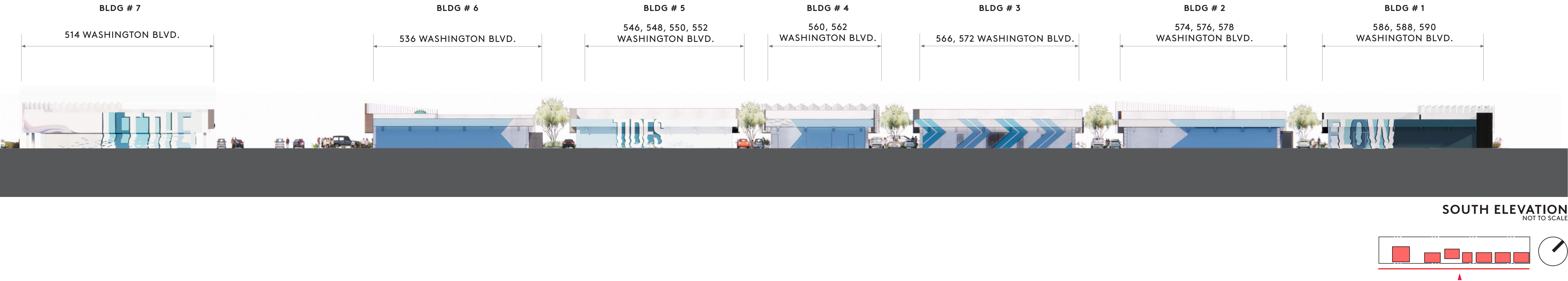


WASHINGTON BOULEVARD

(VARIABLE WIDTH PUBLICLY DEDICATED RIGHT OF WAY)



PROPOSED SITE PLAN
SCALE 1/32" = 1'-0" ON 24"x36" SHEET



UPDATED DESIGN
10.14.2020



DCB APPROVED
12.19.2018



UPDATED DESIGN
10.14.2020



DCB APPROVED
12.19.2018



UPDATED DESIGN
10.14.2020



DCB APPROVED
12.19.2018



UPDATED DESIGN
10.14.2020



DCB APPROVED
12.19.2018



UPDATED DESIGN
10.14.2020



DCB APPROVED
12.19.2018



UPDATED DESIGN
10.14.2020



DCB APPROVED
12.19.2018



UPDATED DESIGN
10.14.2020

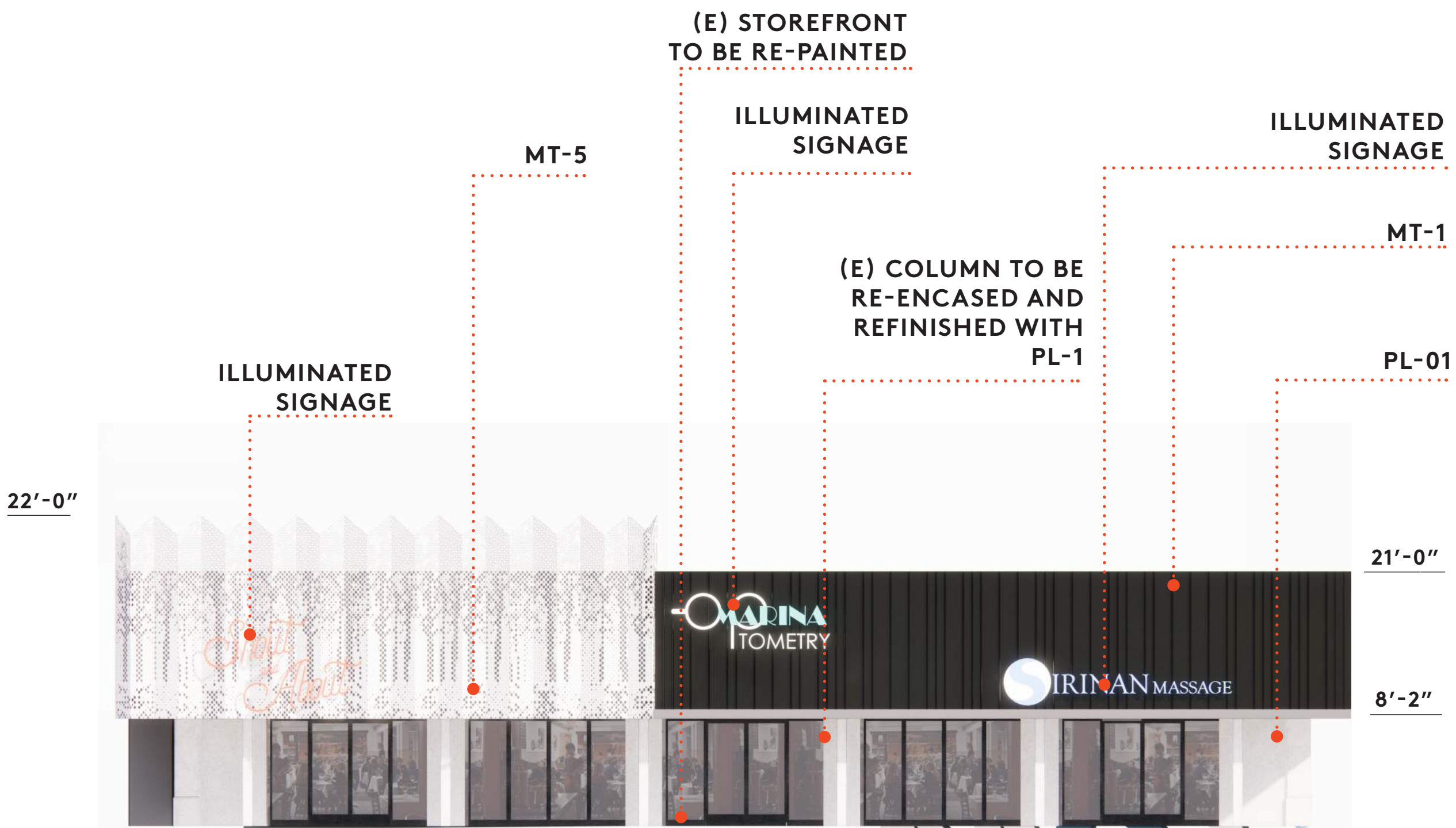


DCB APPROVED
12.19.2018

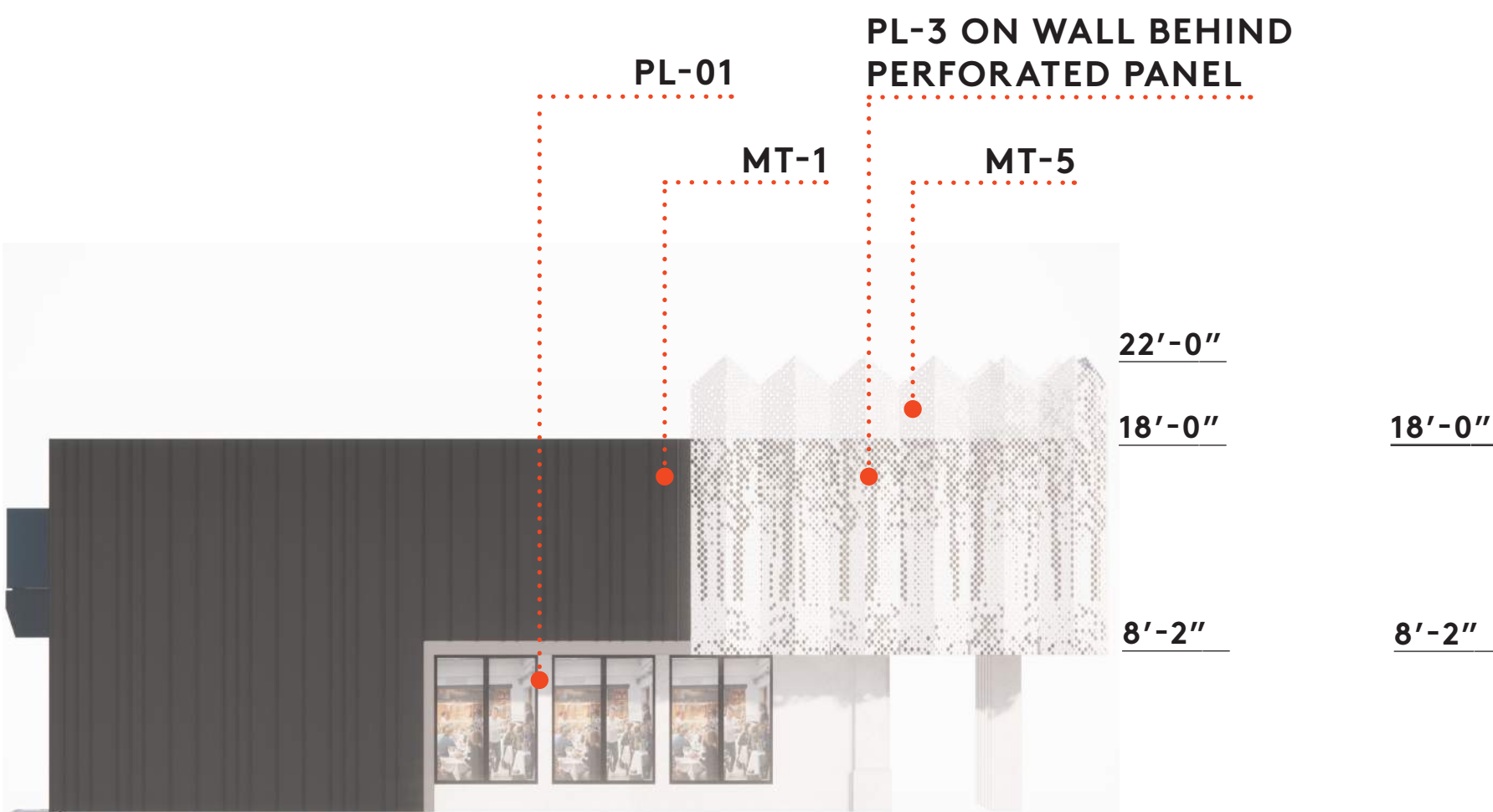




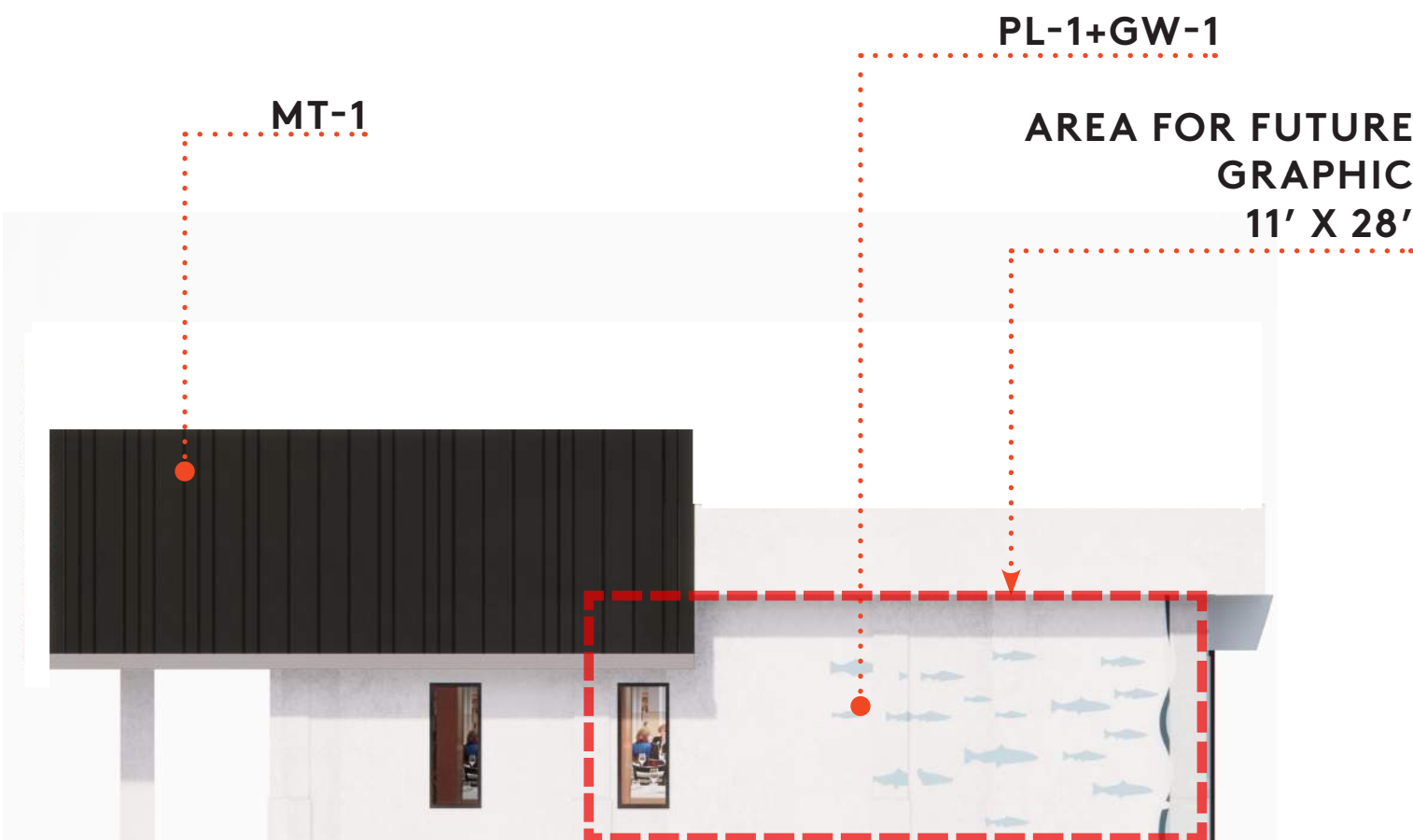
NORTH-EAST VIEW
SCALE N/O



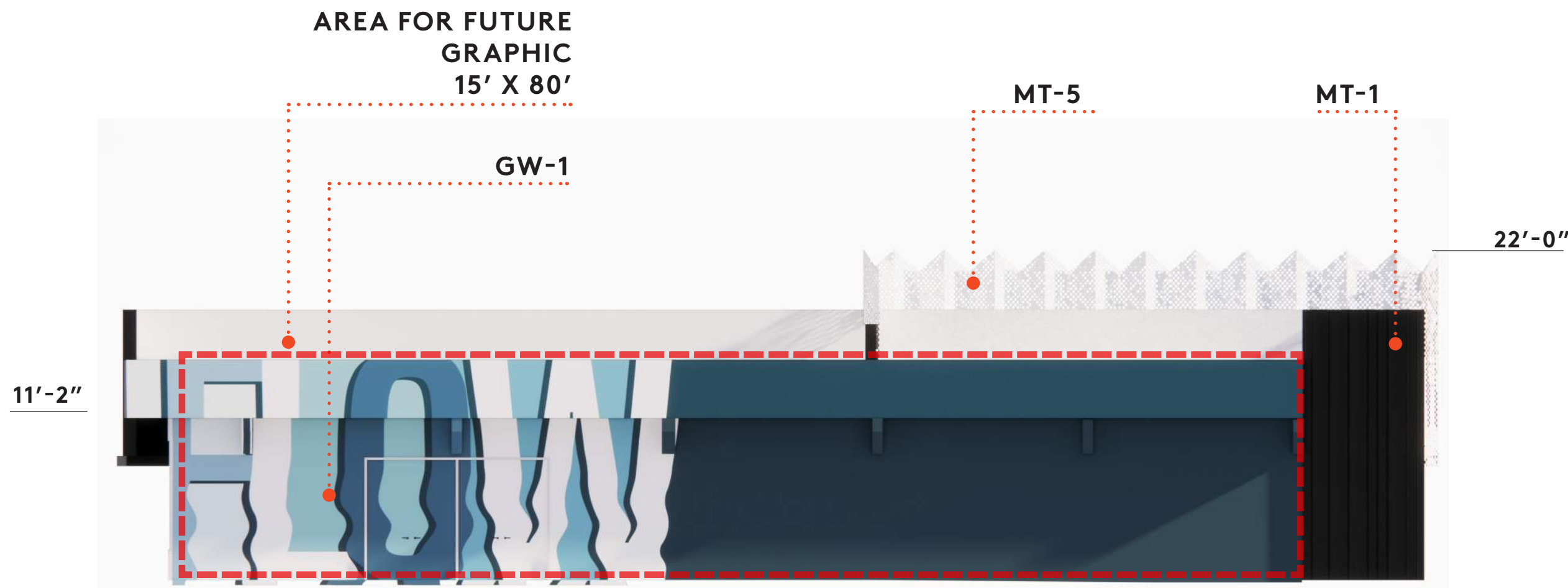
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



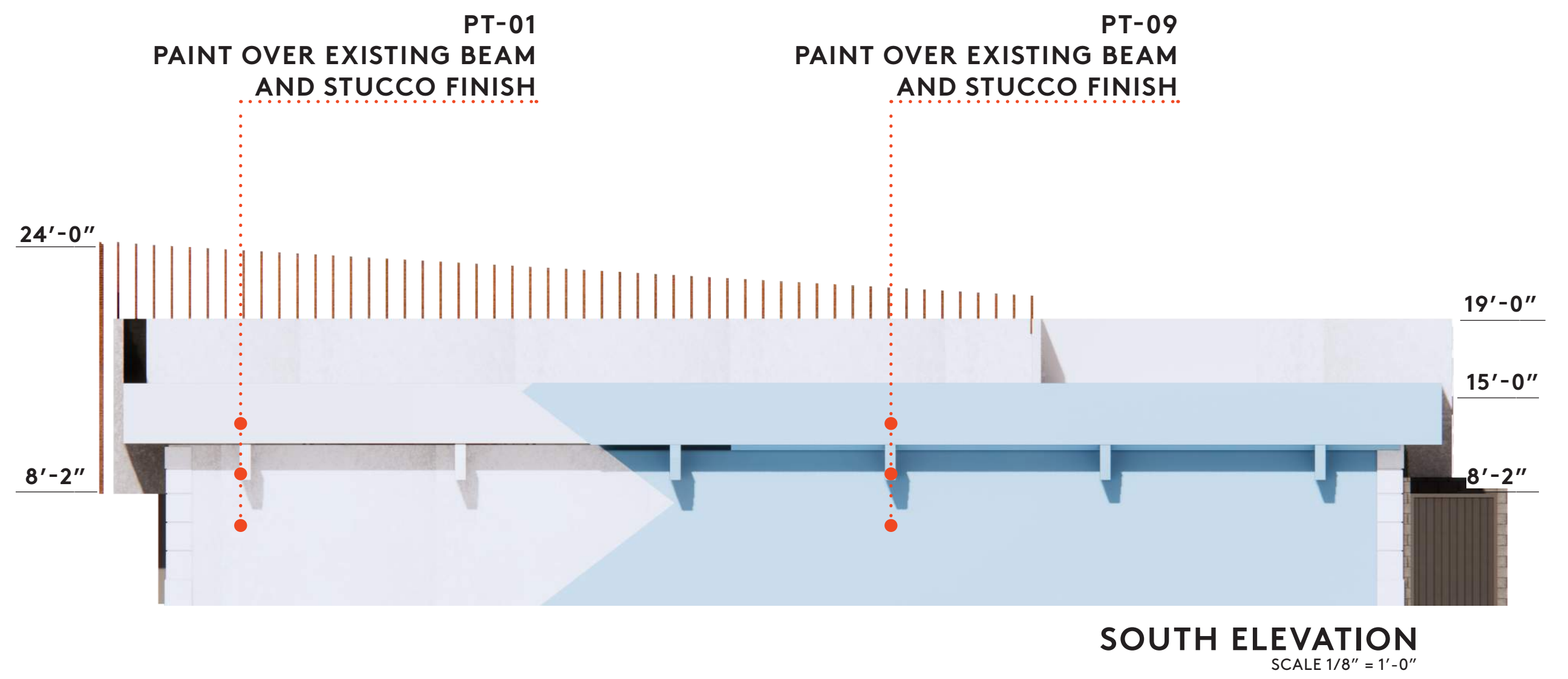
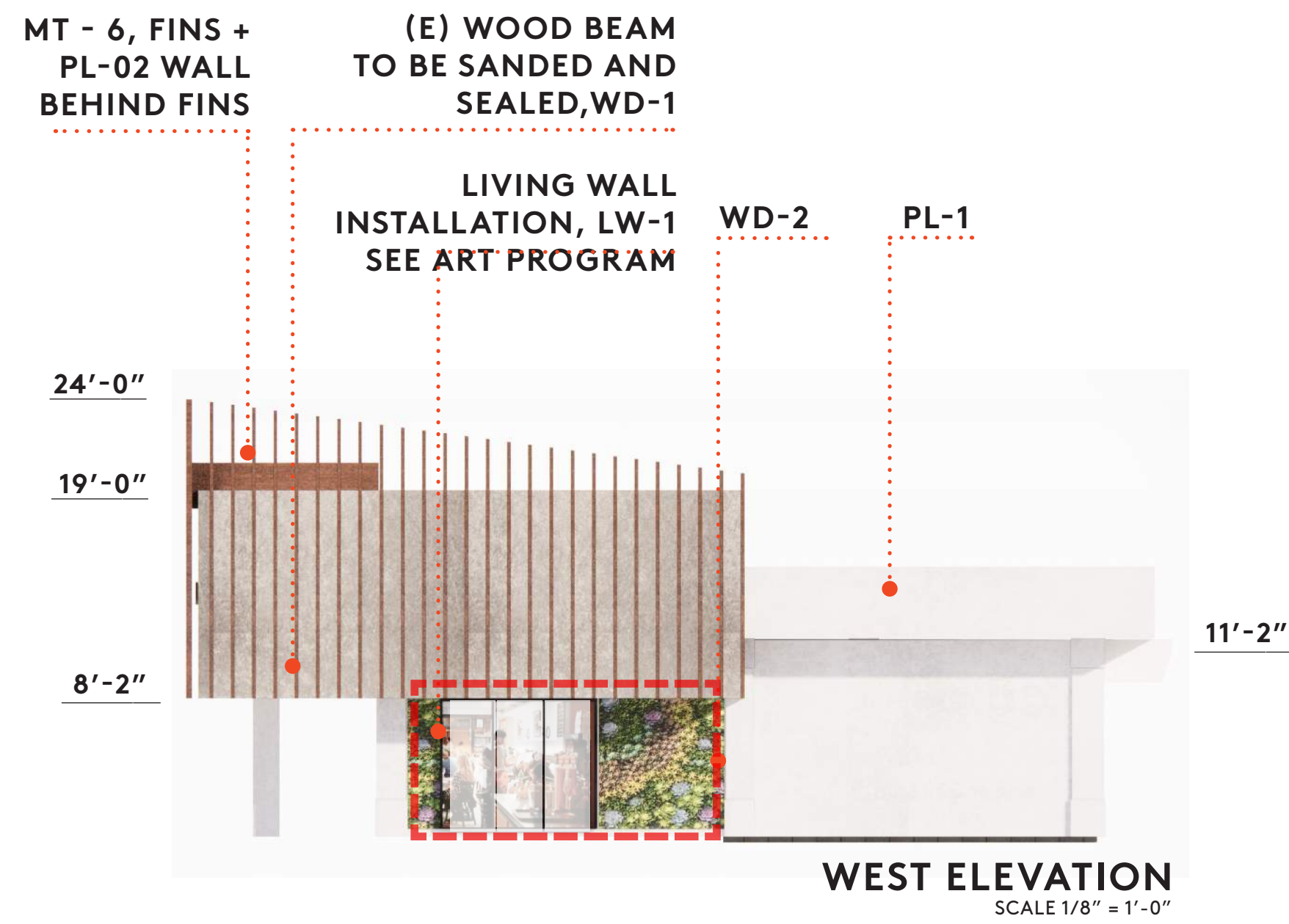
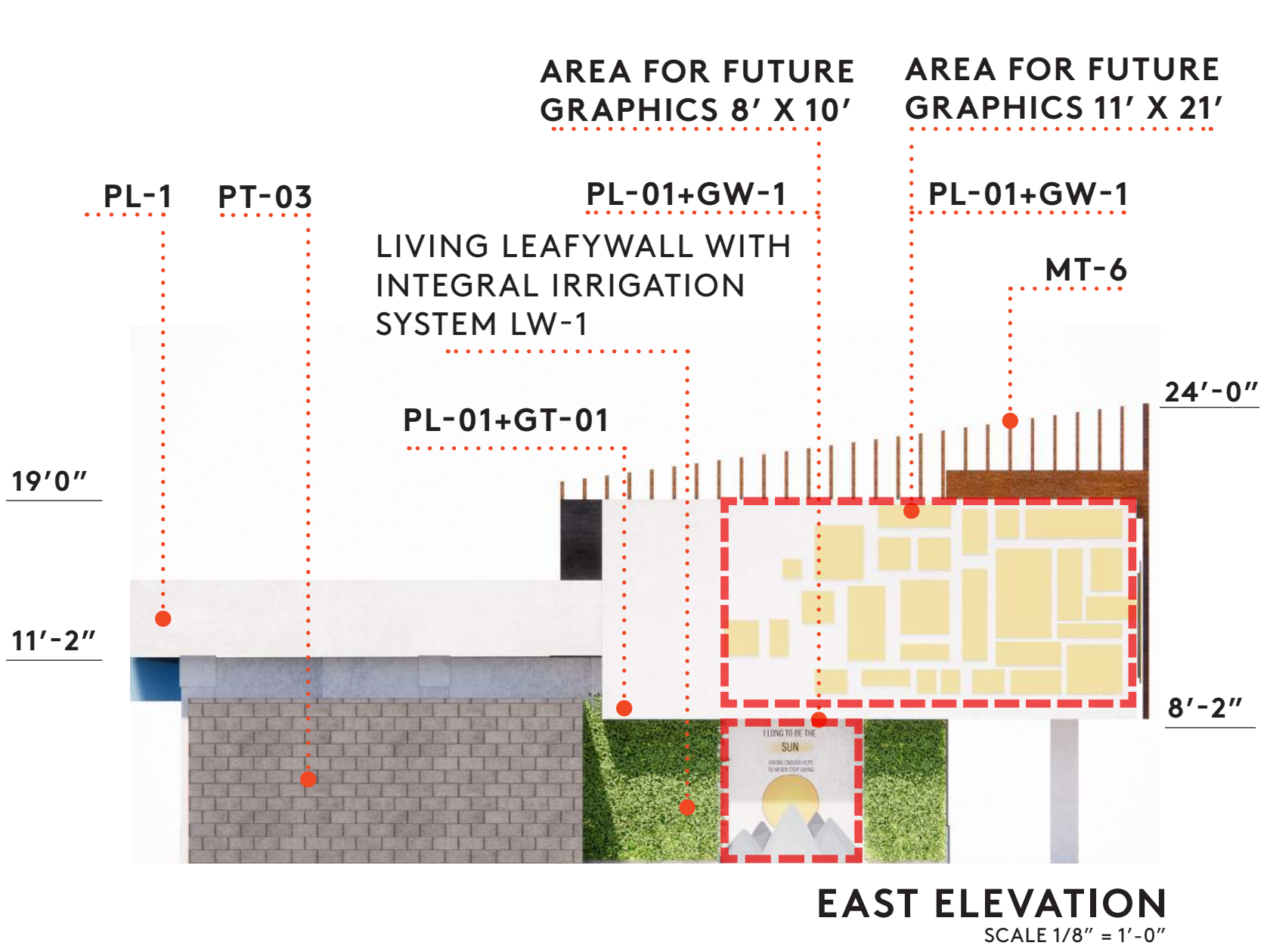
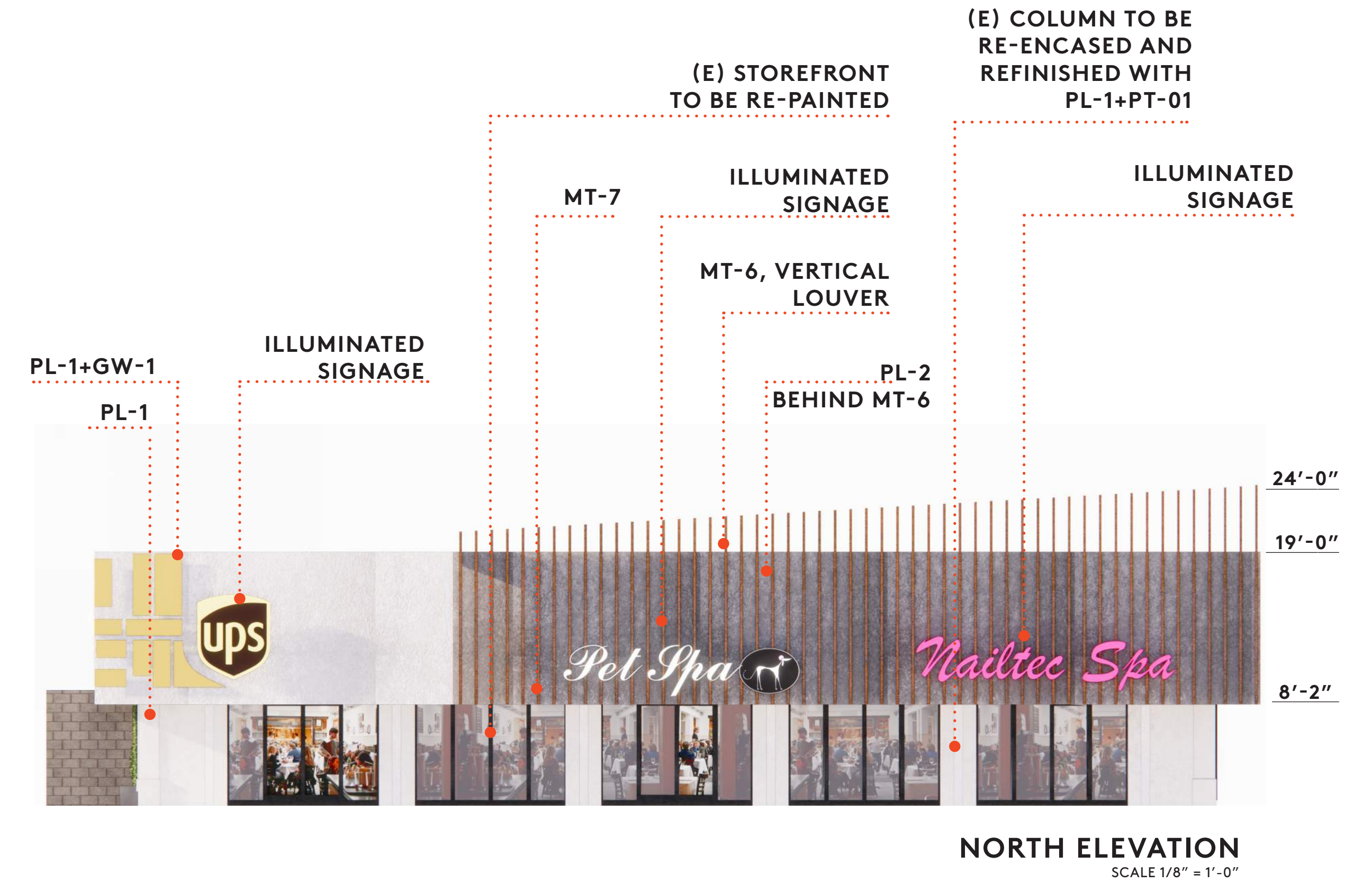
WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND

MT-5 PERFORATED METAL PANEL WITH POWDER COATED FINISH	MT ATAS STANDING SEAM METAL, POWDER COATED FINISH	MT-1 02 BLACK	GW-1 CUSTOM PAINTED WALL GRAPHIC SEE ART PROGRAM	PL-1 30/30 SAND FINISH CEMENT PLASTER, OMEGA COLOR 18 'COCONUT'	PL-3 30/30 SAND FINISH CEMENT PLASTER, OMEGA COLOR CUSTOM	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER



MATERIAL LEGEND

MT-6
CUSTOM FORMED A606 WEATHERING SHEET METAL FINS

GW-1
CUSTOM PAINTED WALL GRAPHIC SEE ART PROGRAM

LW-1
LIVING SUCCULENT WALL WITH INTEGRAL IRRIGATION SYSTEM

LW-1
LIVING LEAFYWALL WITH INTEGRAL IRRIGATION SYSTEM

PL-1
30/30 SAND FINISH CEMENT PLASTER, OMEGA COLOR 18 'COCONUT'

PL-2
30/30 SAND FINISH CEMENT PLASTER, OMEGA COLOR 414 'CLOUD COVER'

PT-1
DUNN EDWARDS DE6218 ANTIQUE PAPER

PT-3
DUNN EDWARDS DE6378 JET

PT-9
DUNN EDWARDS DE5850 WANDERING RIVER

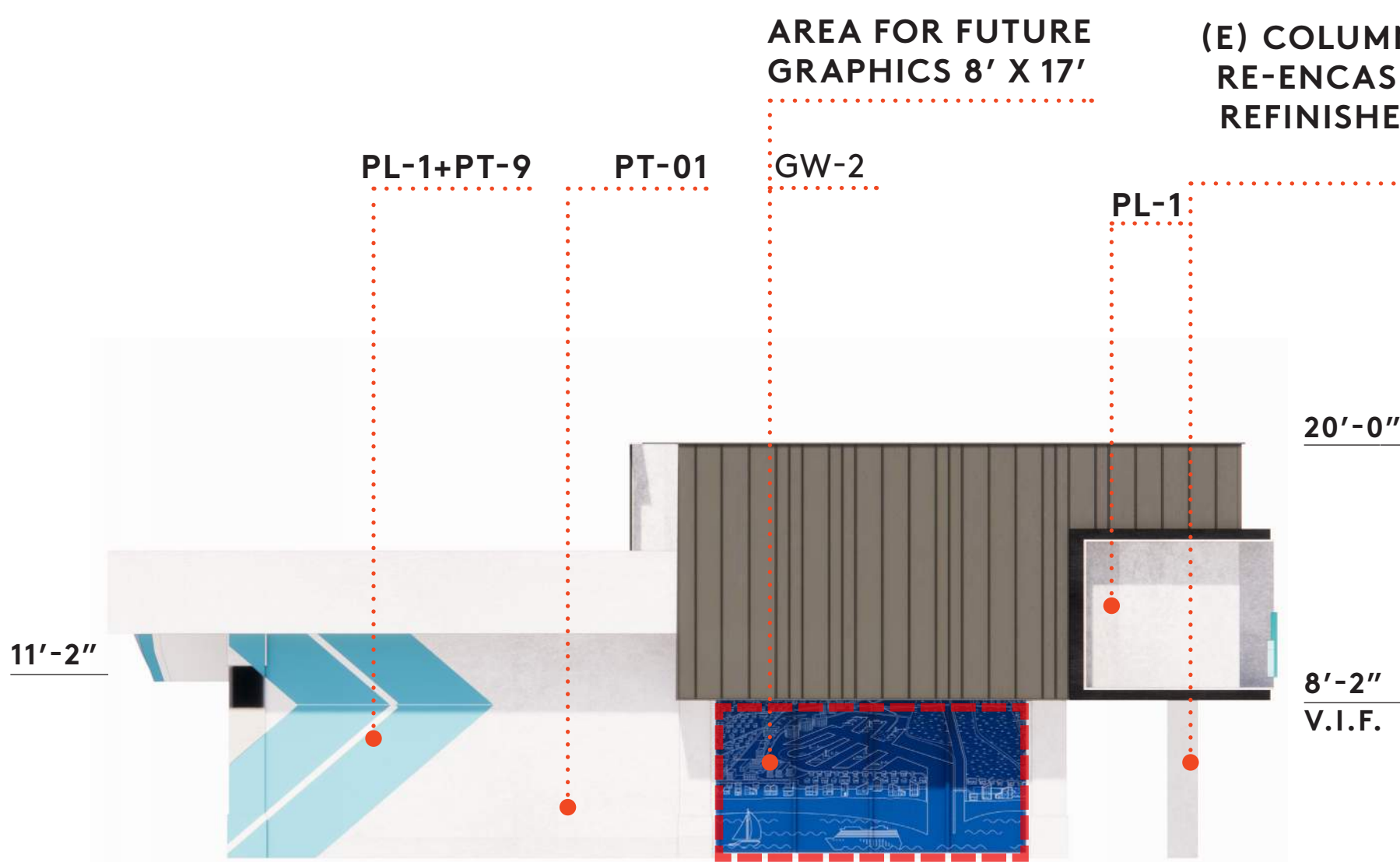
GT-01
GREEN VERTICAL TRELLIS WALL - CREEPING FIG (FICUS PUMILA)



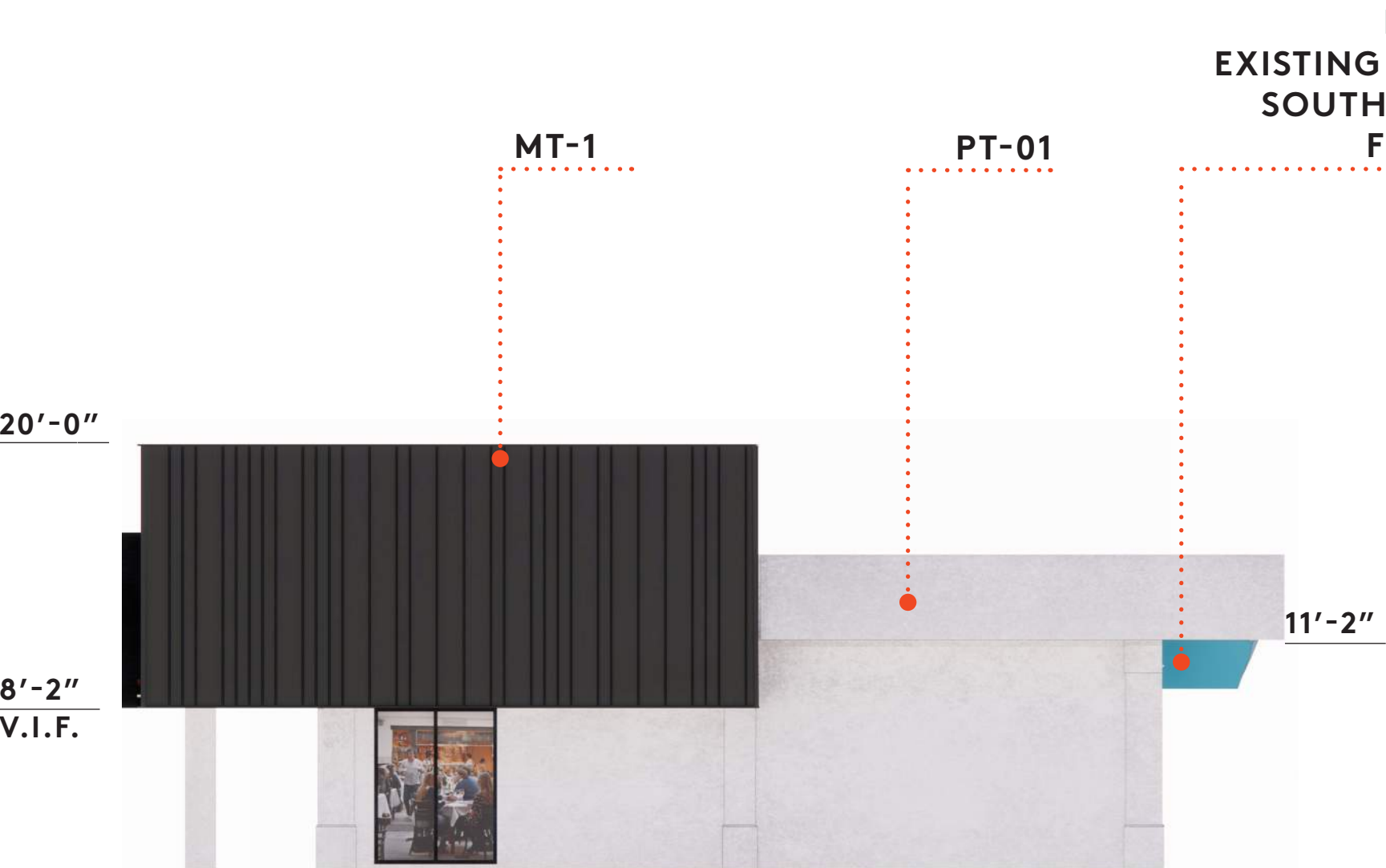
NORTH-EAST VIEW
SCALE N/O



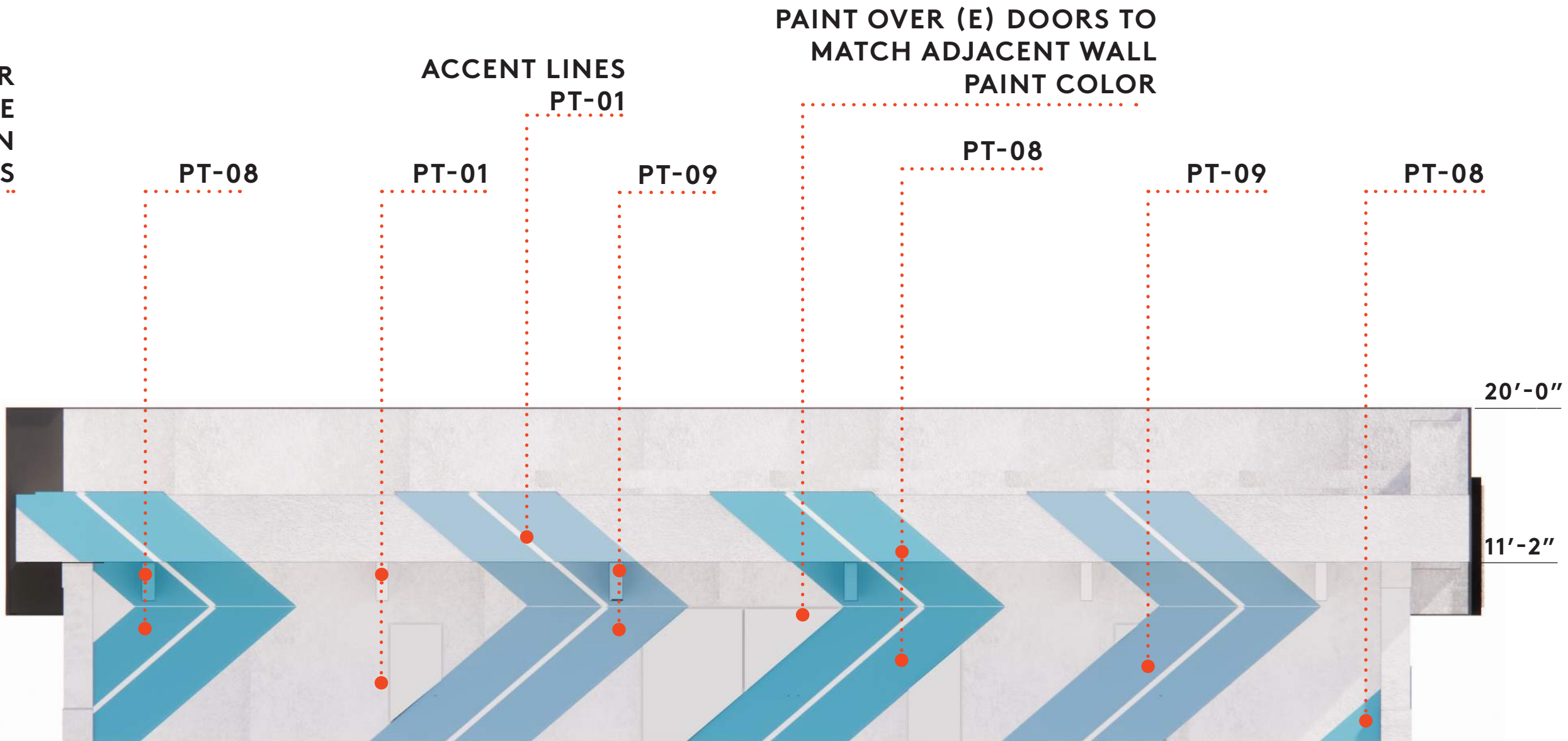
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



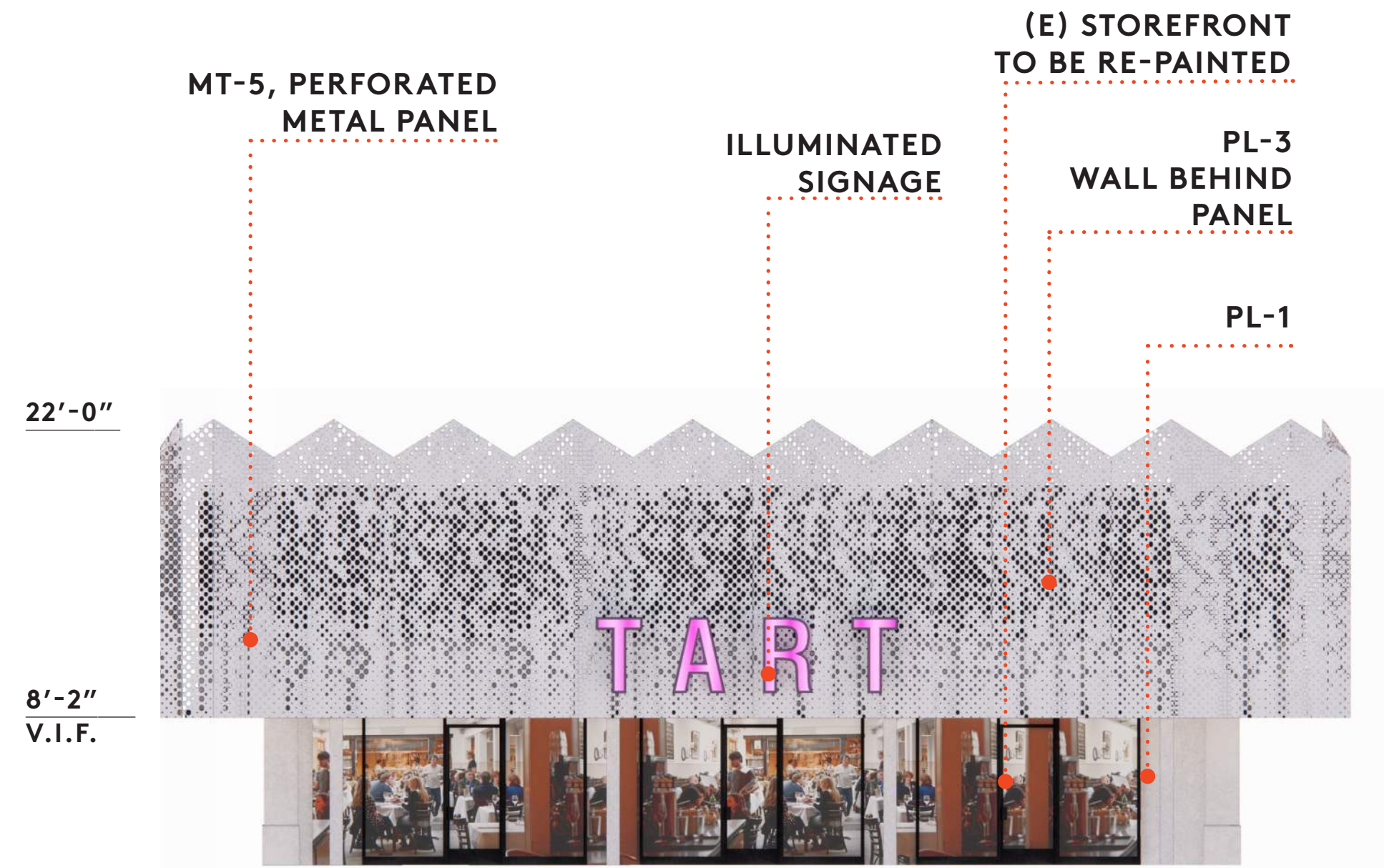
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND

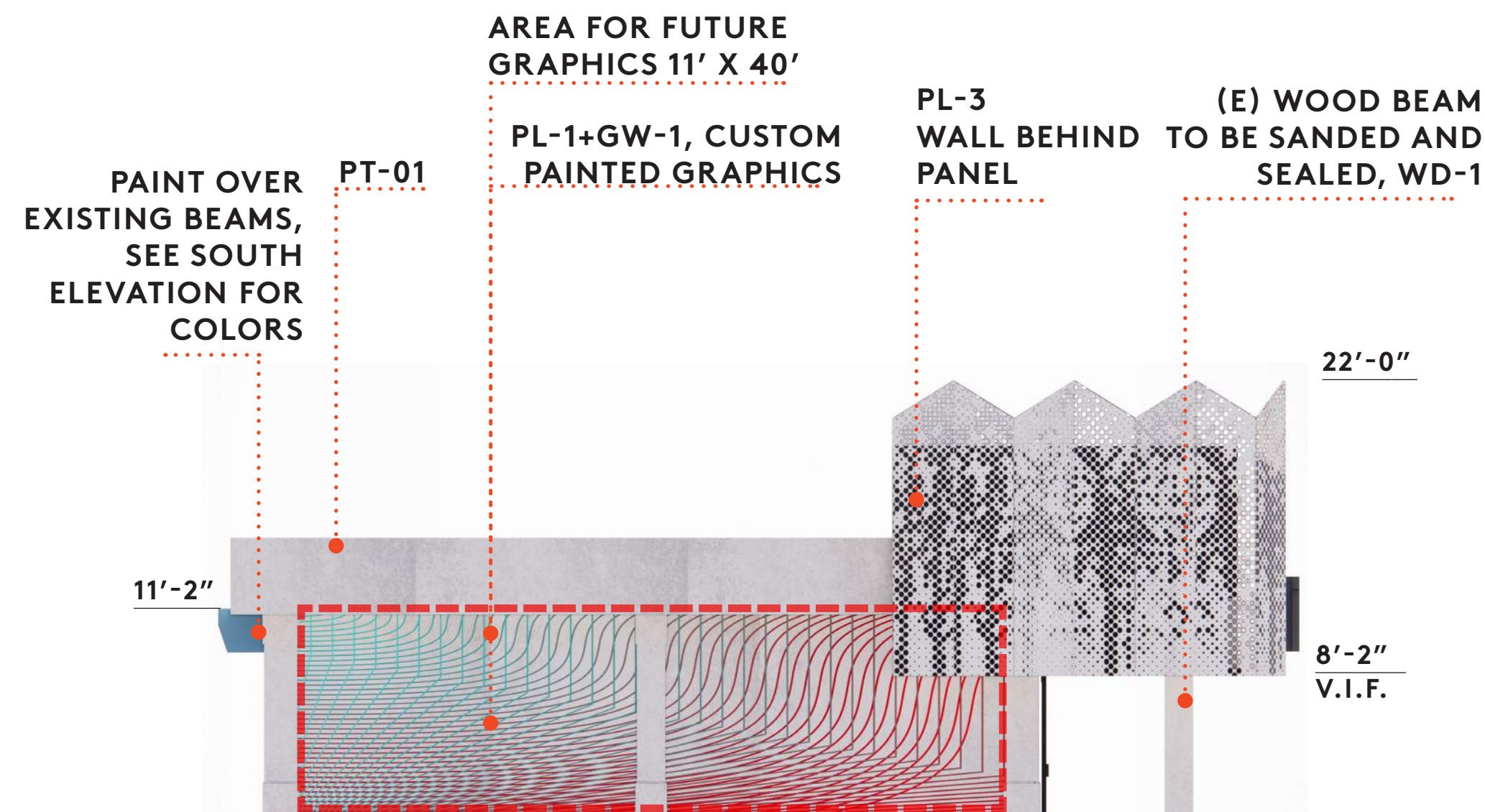
MT ATAS STANDING SEAM METAL, POWDER COATED FINISH	MT-1 02 BLACK	GW-1 CUSTOM PAINTED WALL GRAPHIC SEE ART PROGRAM	GW-2 CUSTOM VINYL WALL GRAPHIC SEE ART PROGRAM	PL-1 30/30 SAND FINISH CEMENT PLASTER, OMEGA COLOR 18 'COCONUT'	PT-01 DUNN EDWARDS DE6218 ANTIQUE PAPER	PT-08 DUNN EDWARDS DE5830 MEDITERRANEAN SEA	PT-09 DUNN EDWARDS DE5850 WANDERING RIVER



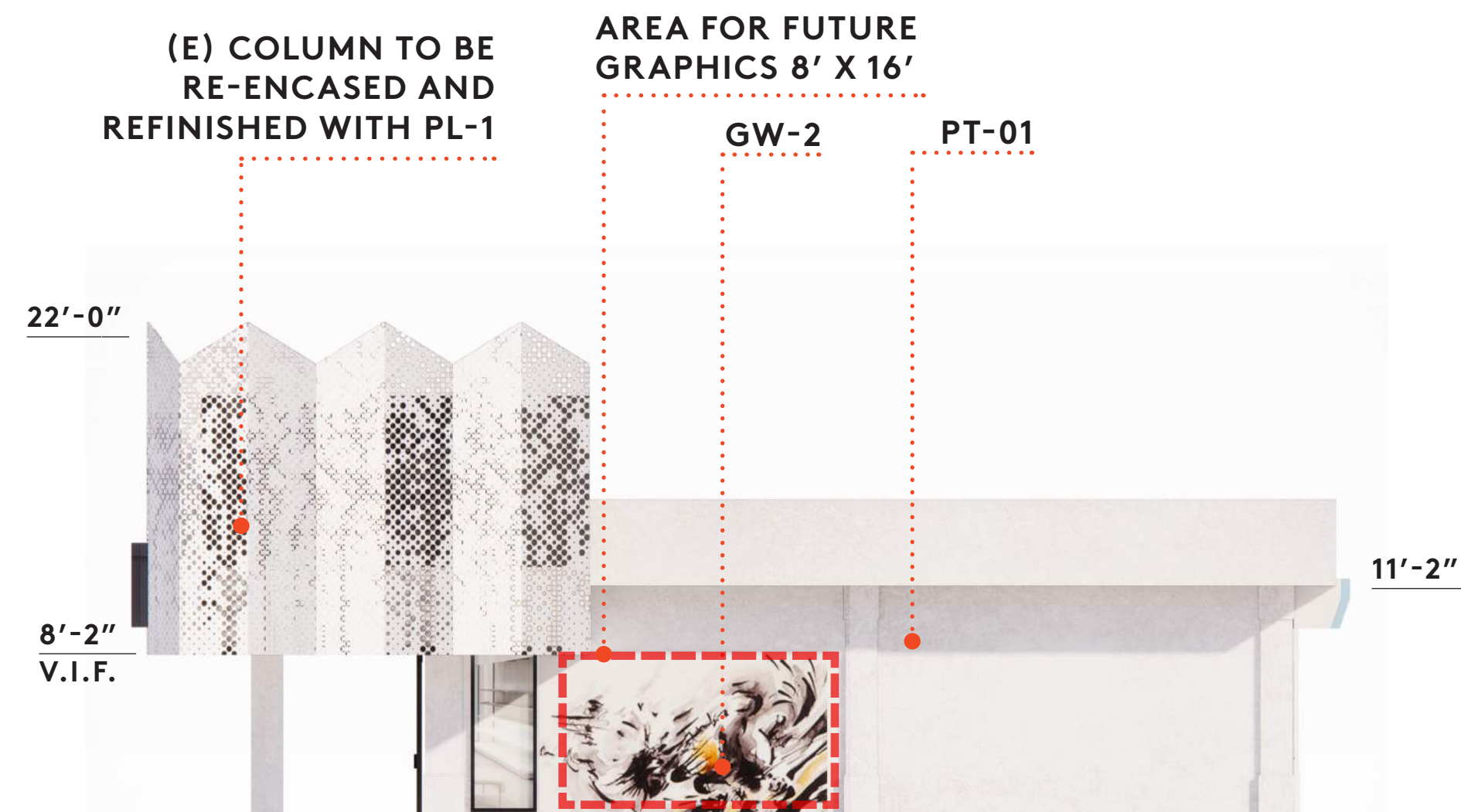
NORTH-EAST VIEW
SCALE N/O



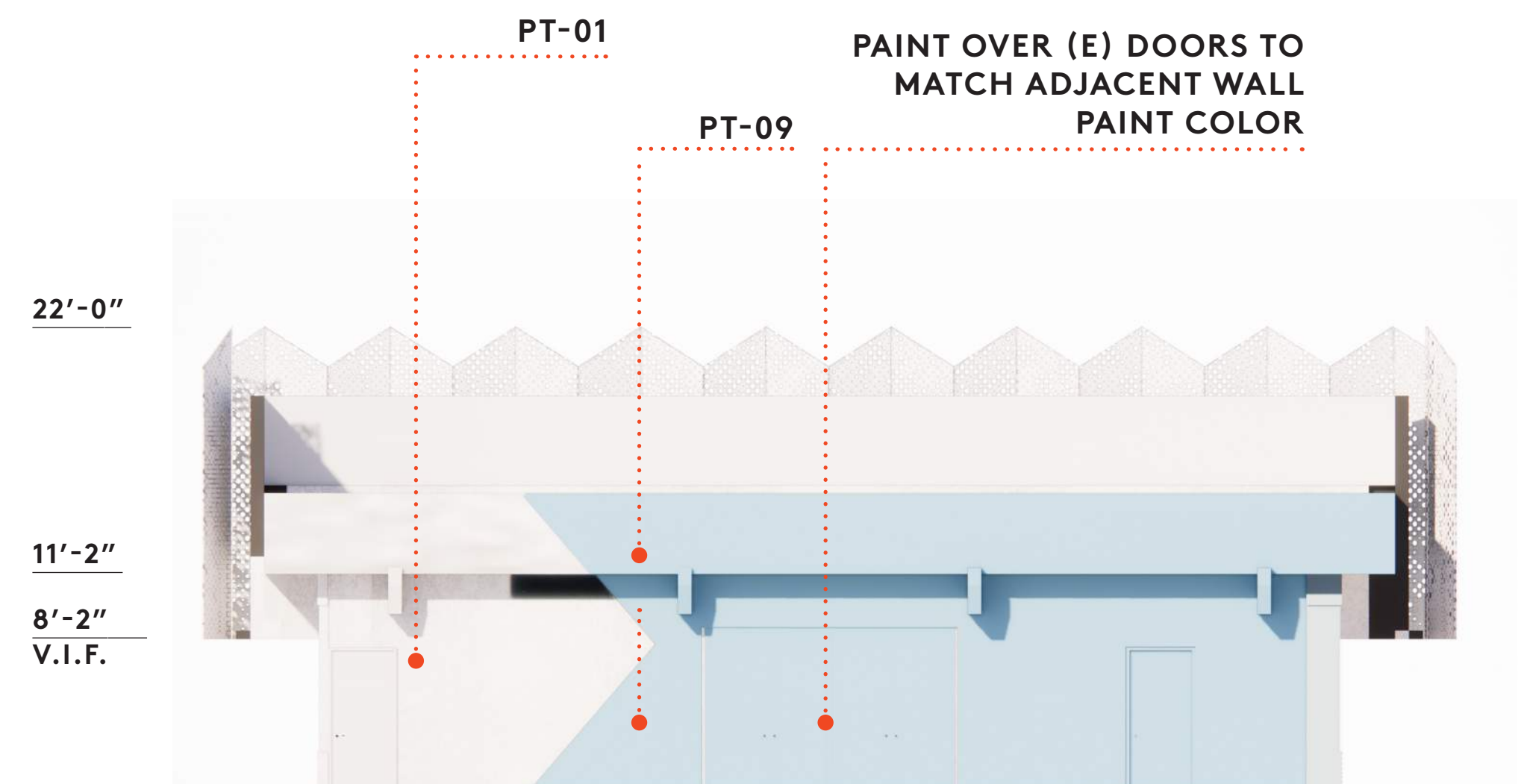
NORTH ELEVATION
SCALE 1/8" = 1'-0"



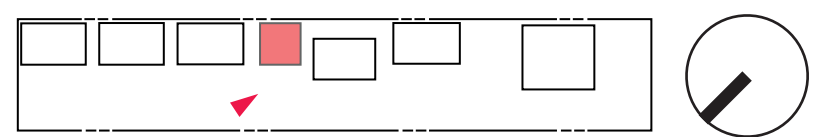
EAST ELEVATION
SCALE 1/8" = 1'-0"



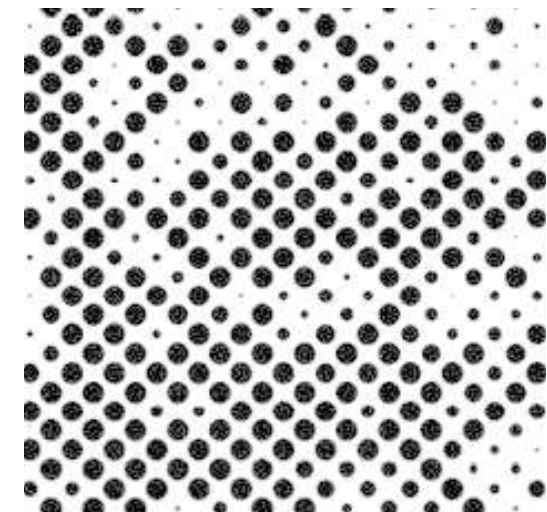
WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



MATERIAL LEGEND



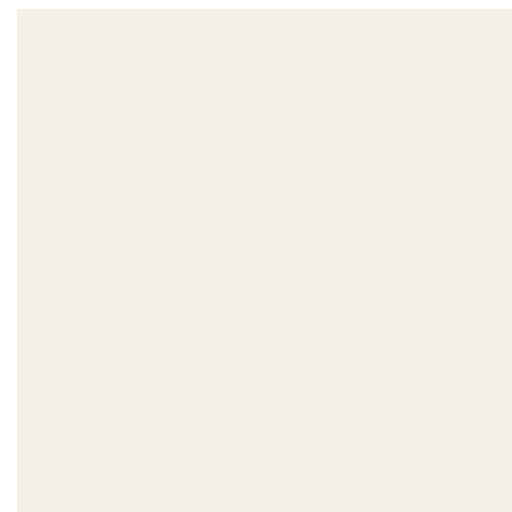
MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



GW-2
CUSTOM VINYL
WALL GRAPHIC SEE
ART PROGRAM



PL-3
30/30 SAND FINISH
CEMENT PLASTER,
OMEGA COLOR
DARK BASE 5



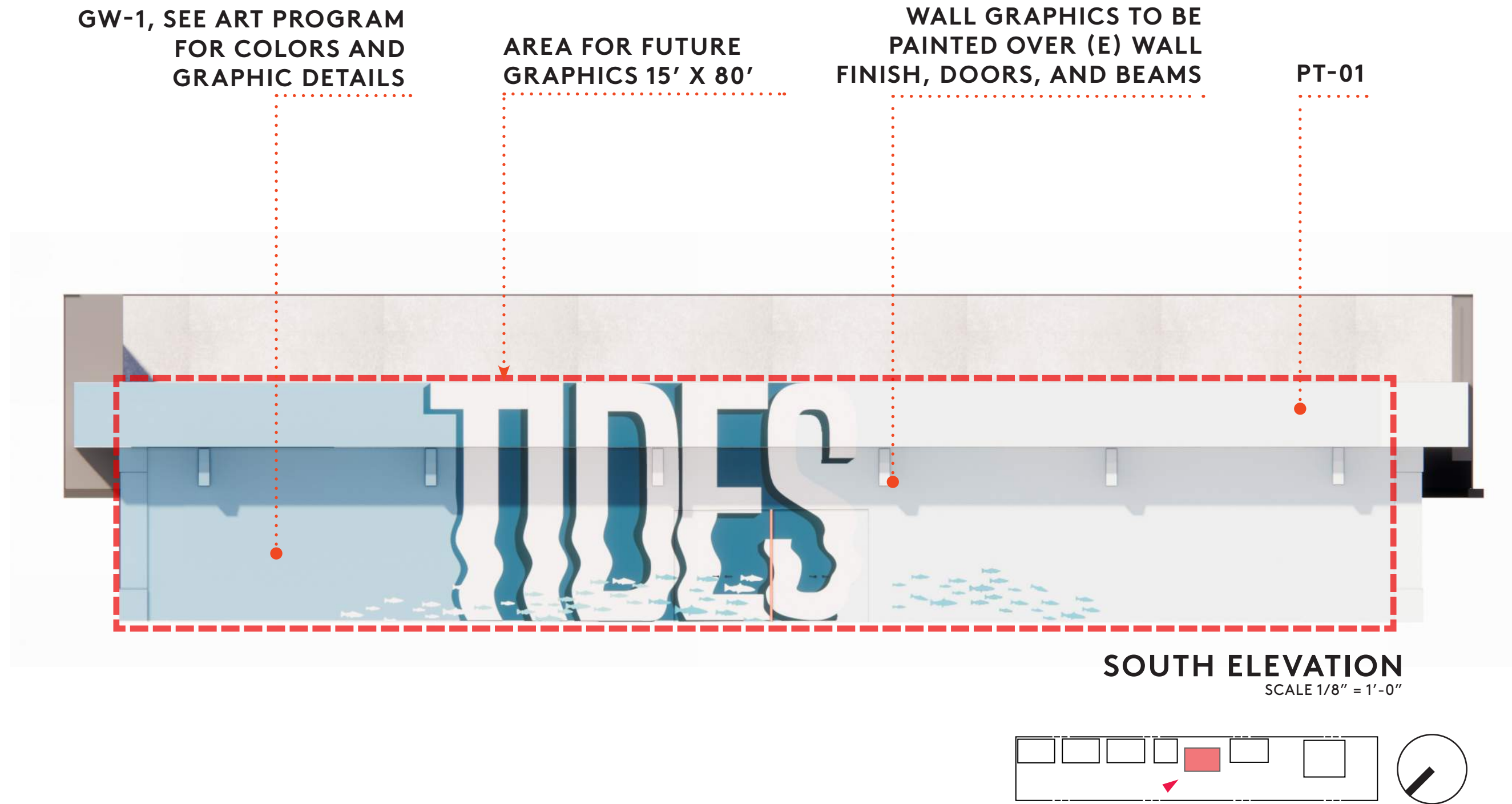
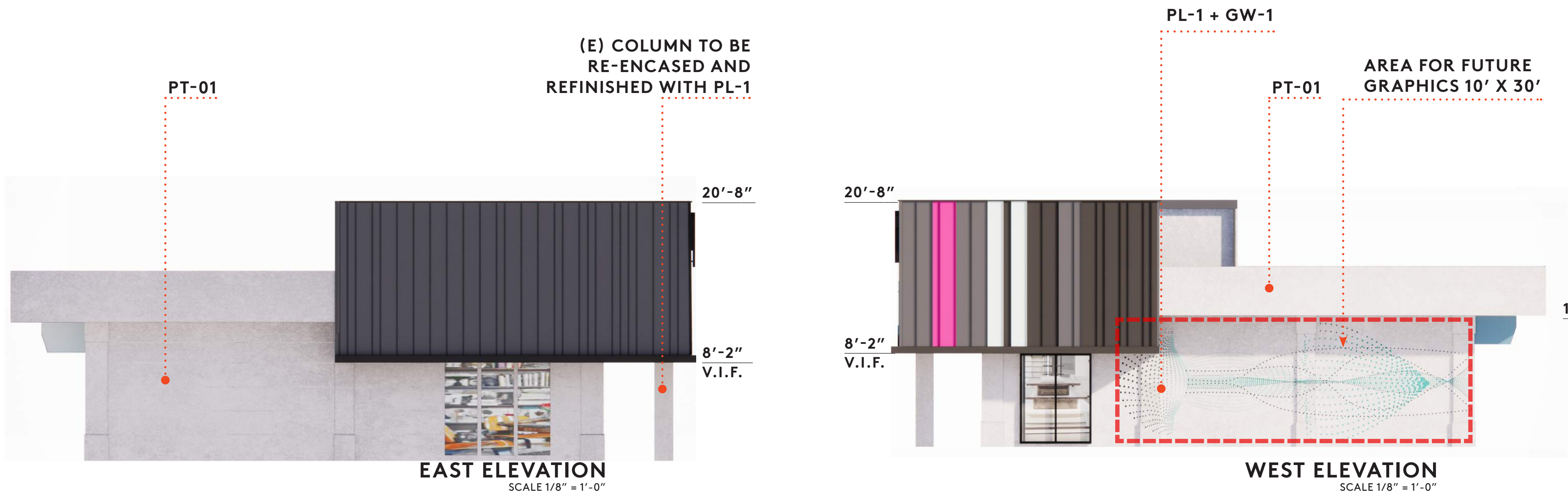
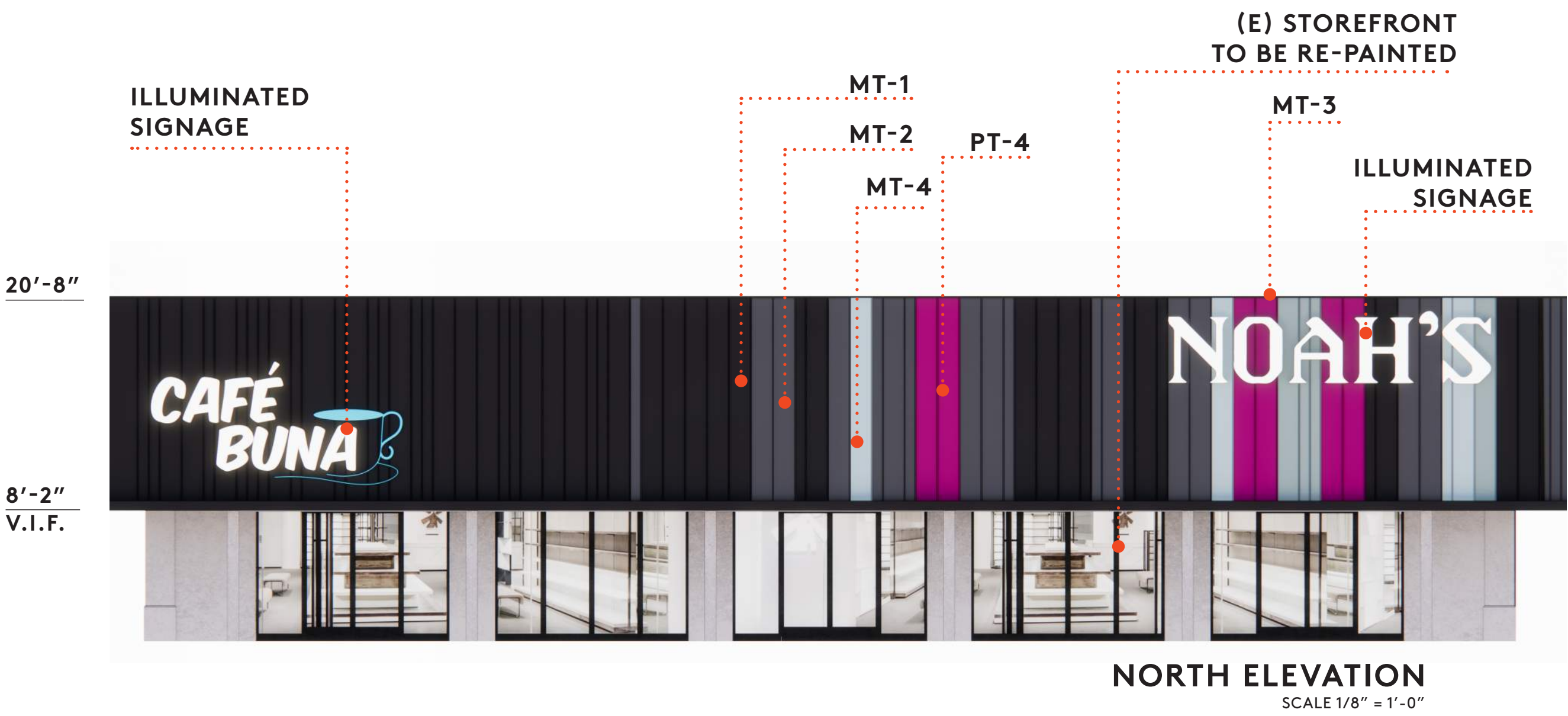
PT-01
DUNN EDWARDS
DE6218 ANTIQUE PAPER



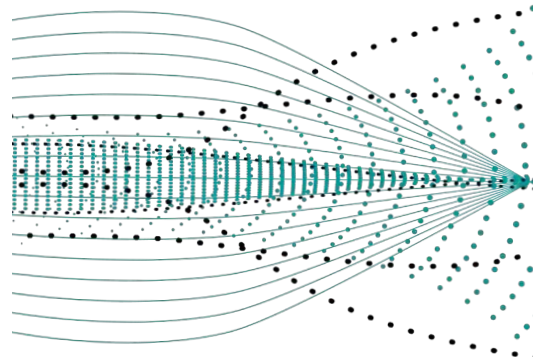
PT-03
DUNN EDWARDS
DE6378 JET



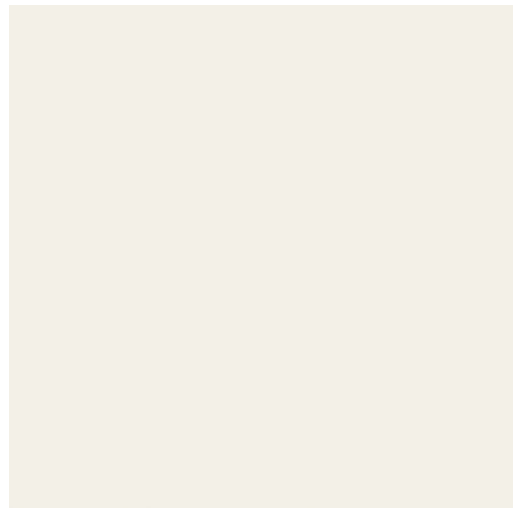
PT-09
DUNN EDWARDS
DE5850 WANDERING
RIVER




MATERIAL LEGEND



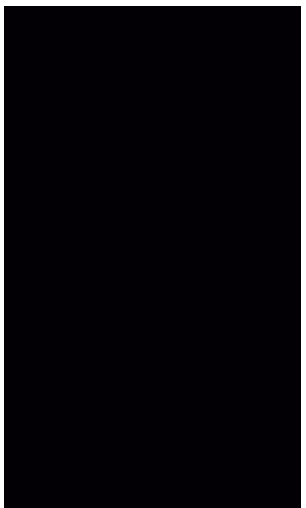
GW-1
CUSTOM PAINTED WALL GRAPHIC SEE ART PROGRAM




PT-01
DUNN EDWARDS DE6218 ANTIQUE PAPER



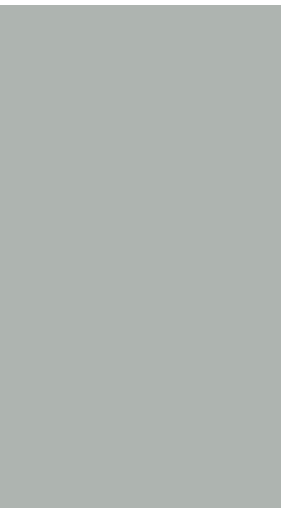
MT
ATAS STANDING SEAM METAL, PVDF PAINTED FINISH



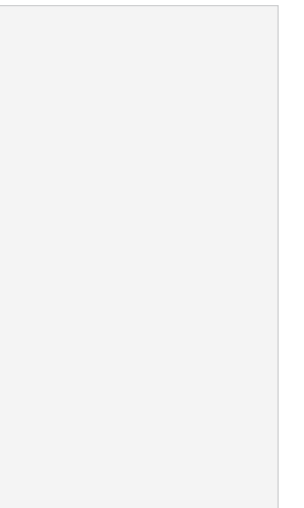
MT-1
02 BLACK




MT-2
20 SLATE GREY



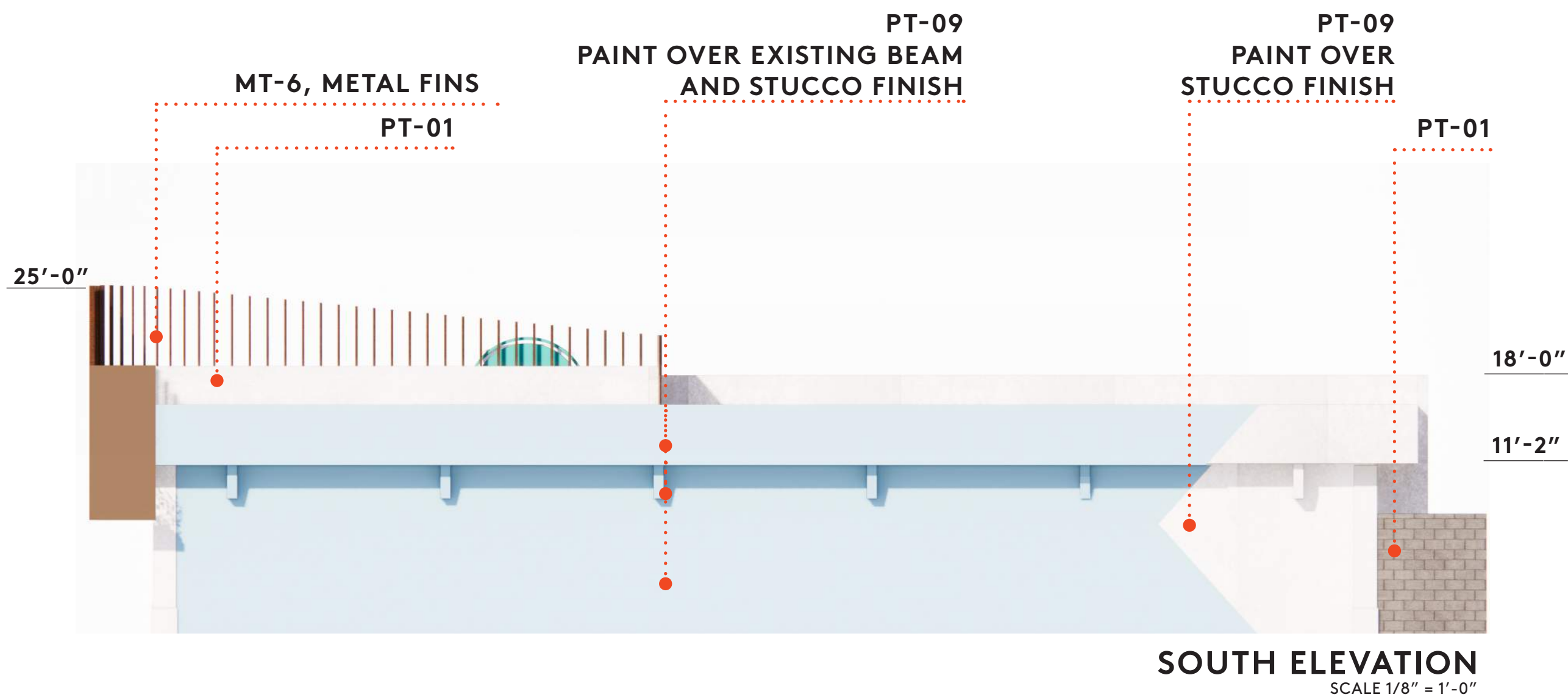
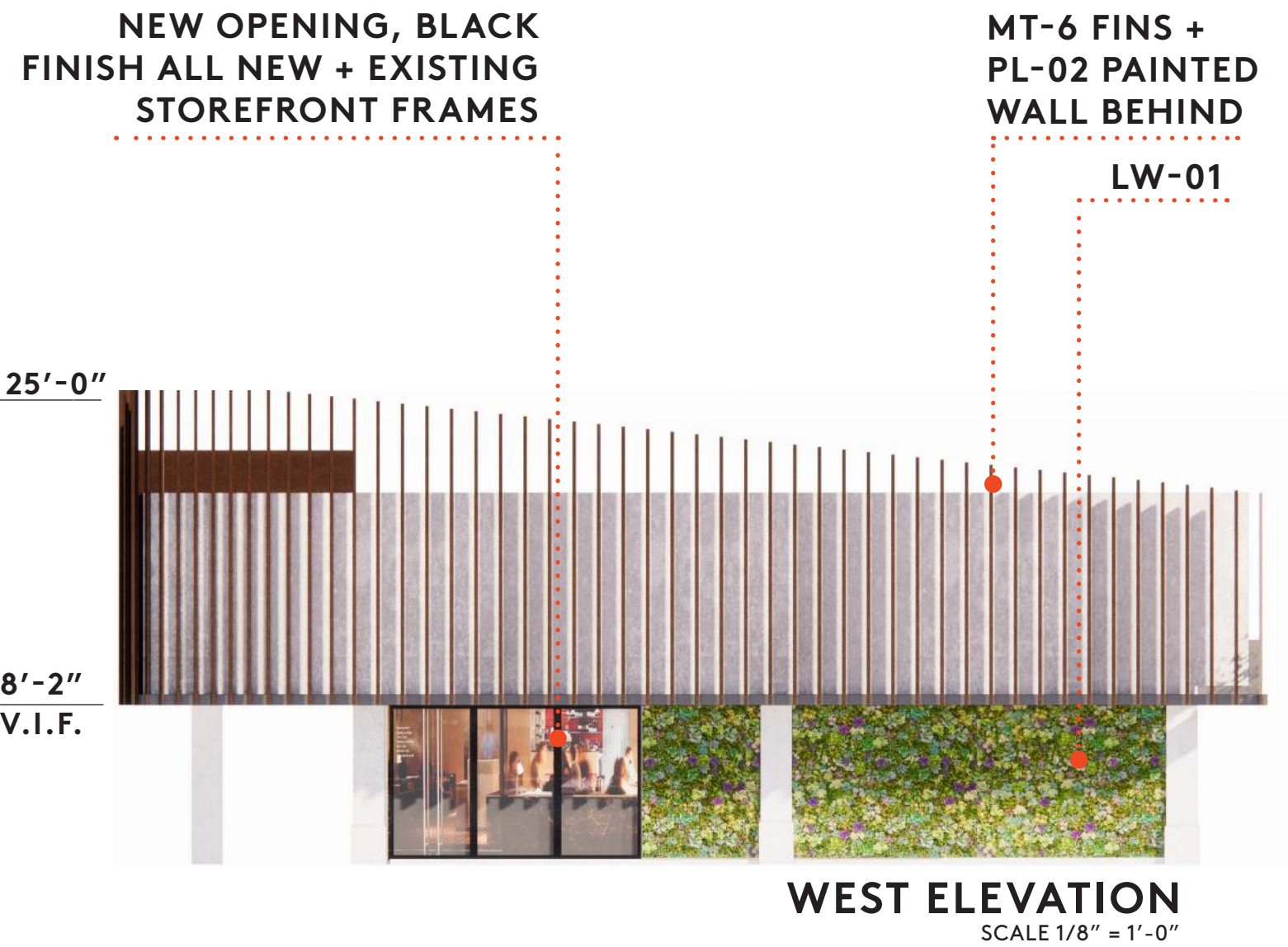
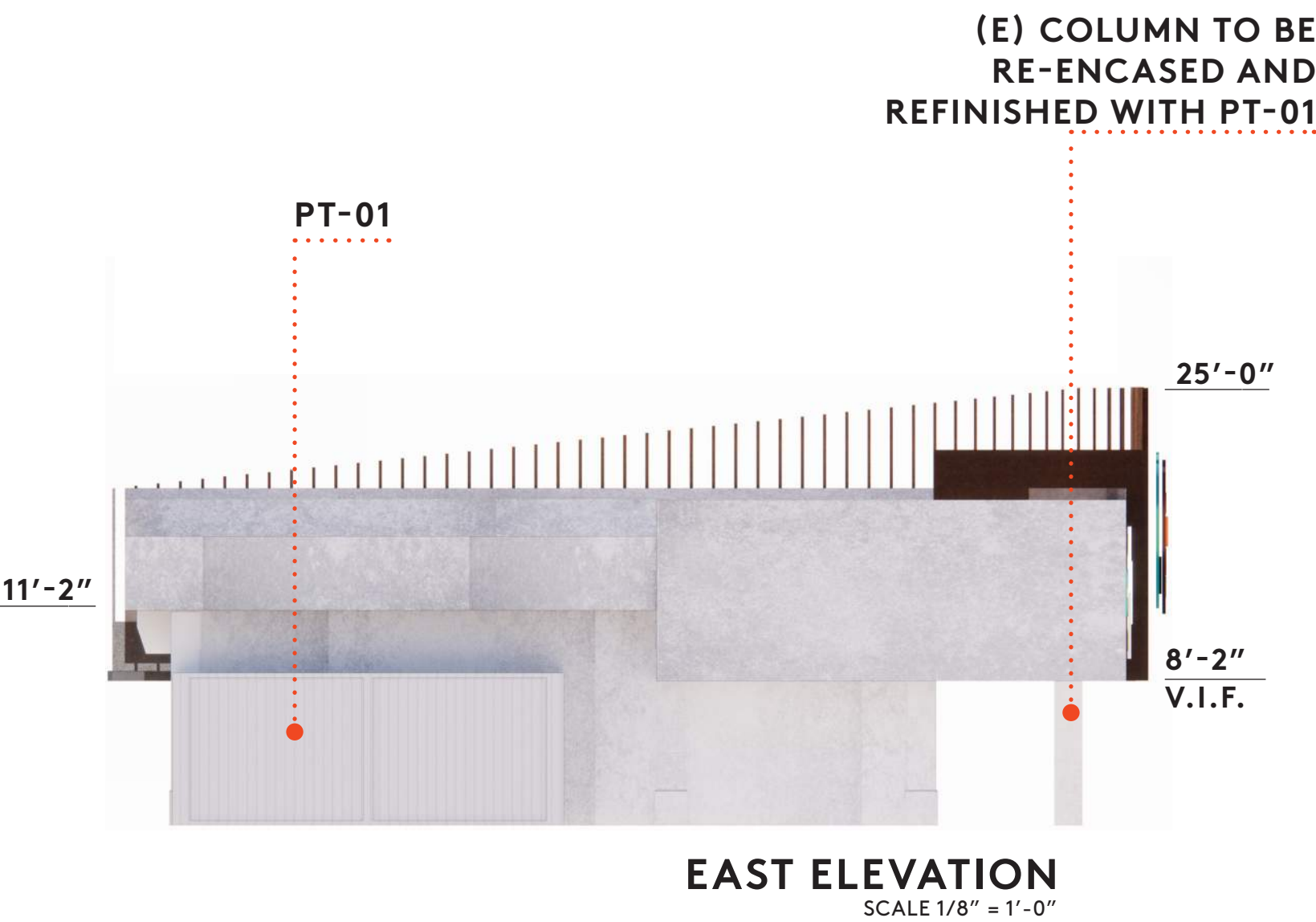
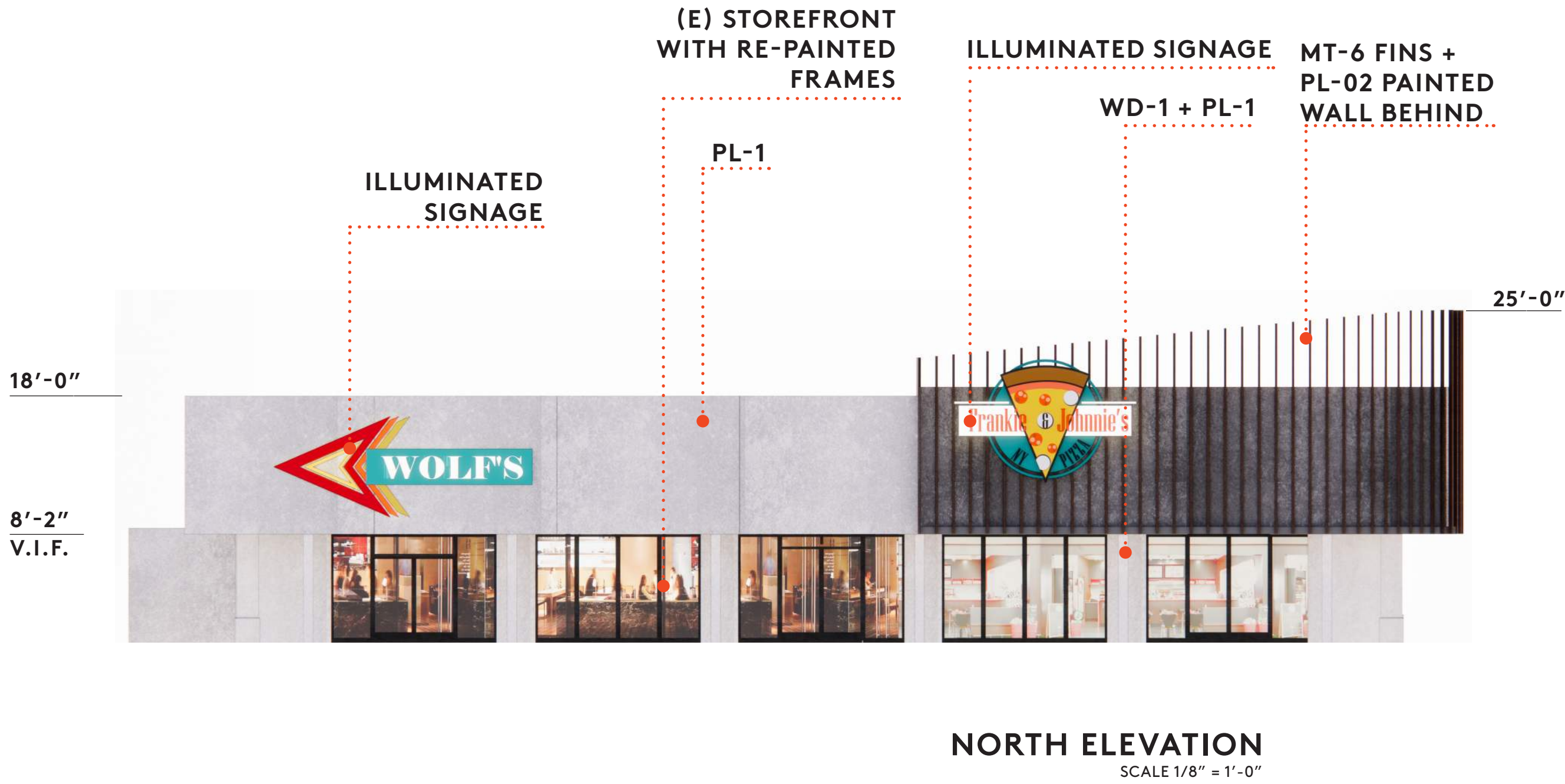
MT-3
13 DOVE GREY



MT-4
10 ASCOT WHITE



PT-4
DUNN EDWARDS CUPID'S ARROW



MATERIAL LEGEND



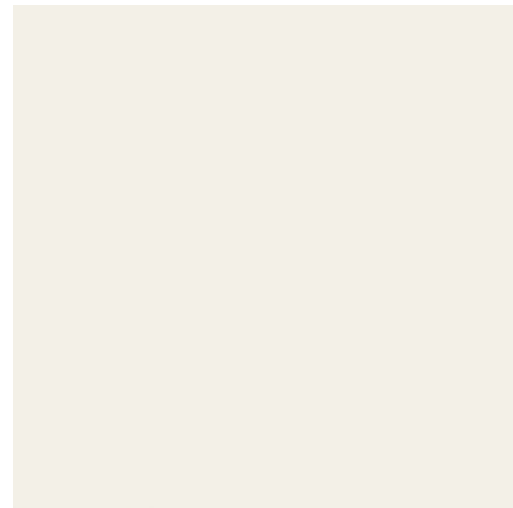
MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINS



LW-01
LIVING SUCCULENT
WALL WITH INTEGRAL
IRRIGATION SYSTEM



PL-1
30/30 SAND FINISH
CEMENT PLASTER,
OMEGA COLOR 18
'COCONUT'



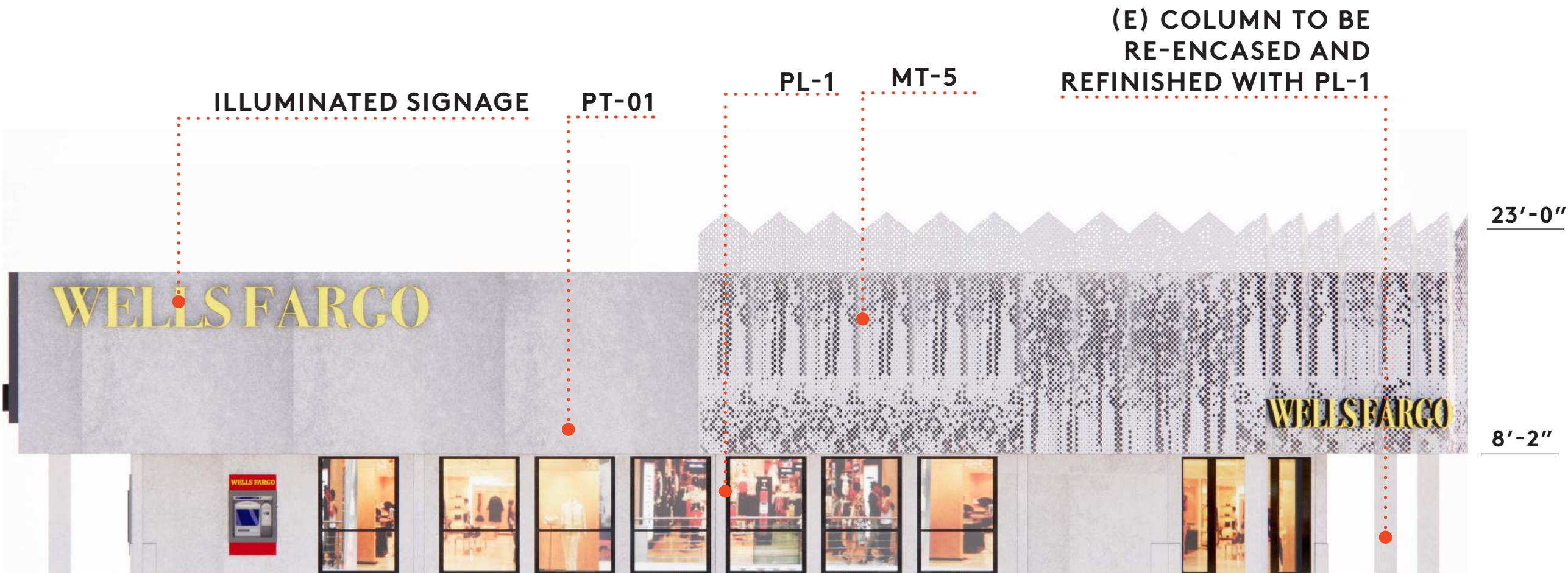
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DUNN EDWARDS
DE6218 ANTIQUE PAPER



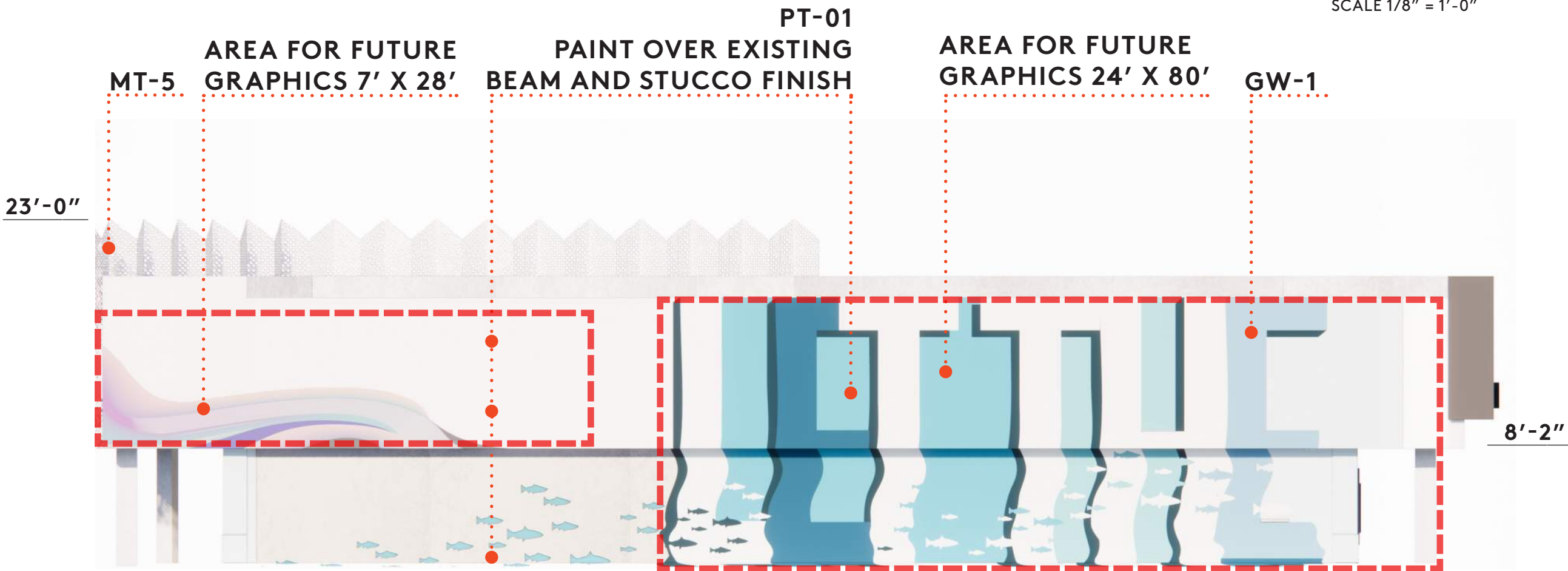
PT-09
DUNN EDWARDS
DE5850 WANDERING
RIVER



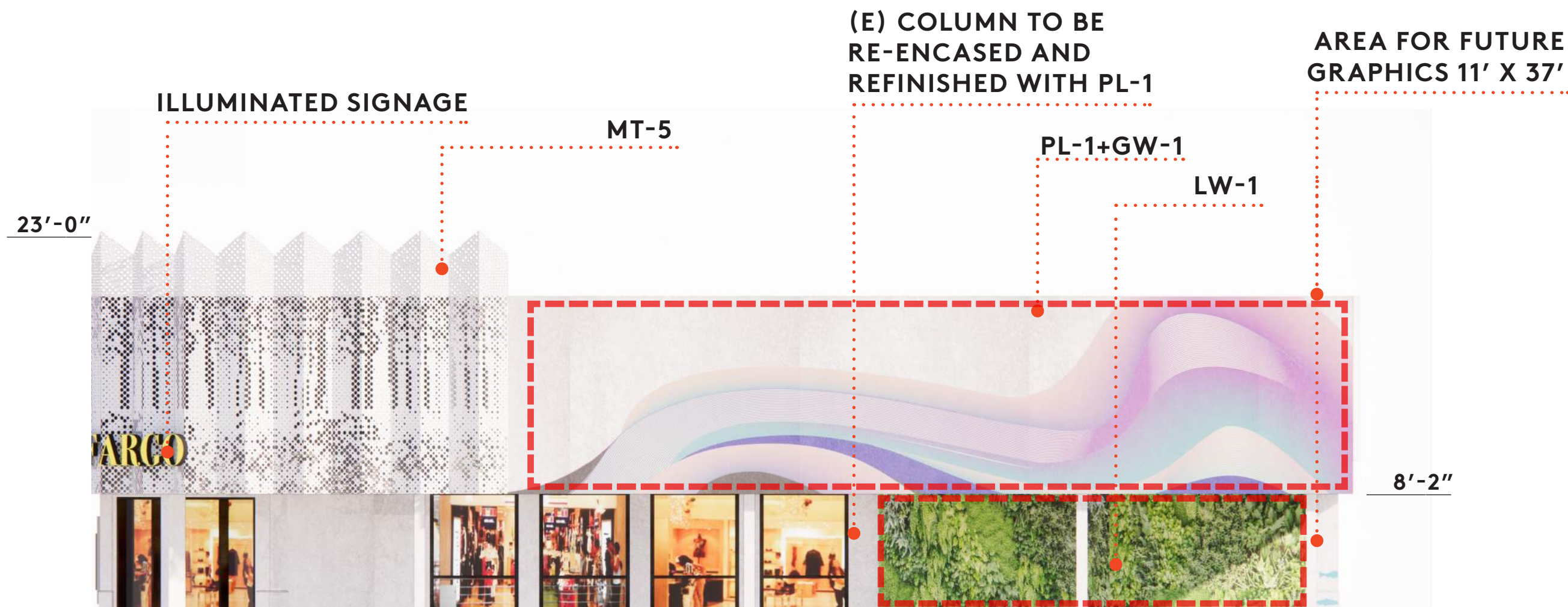
NORTH-EAST VIEW
SCALE N/O



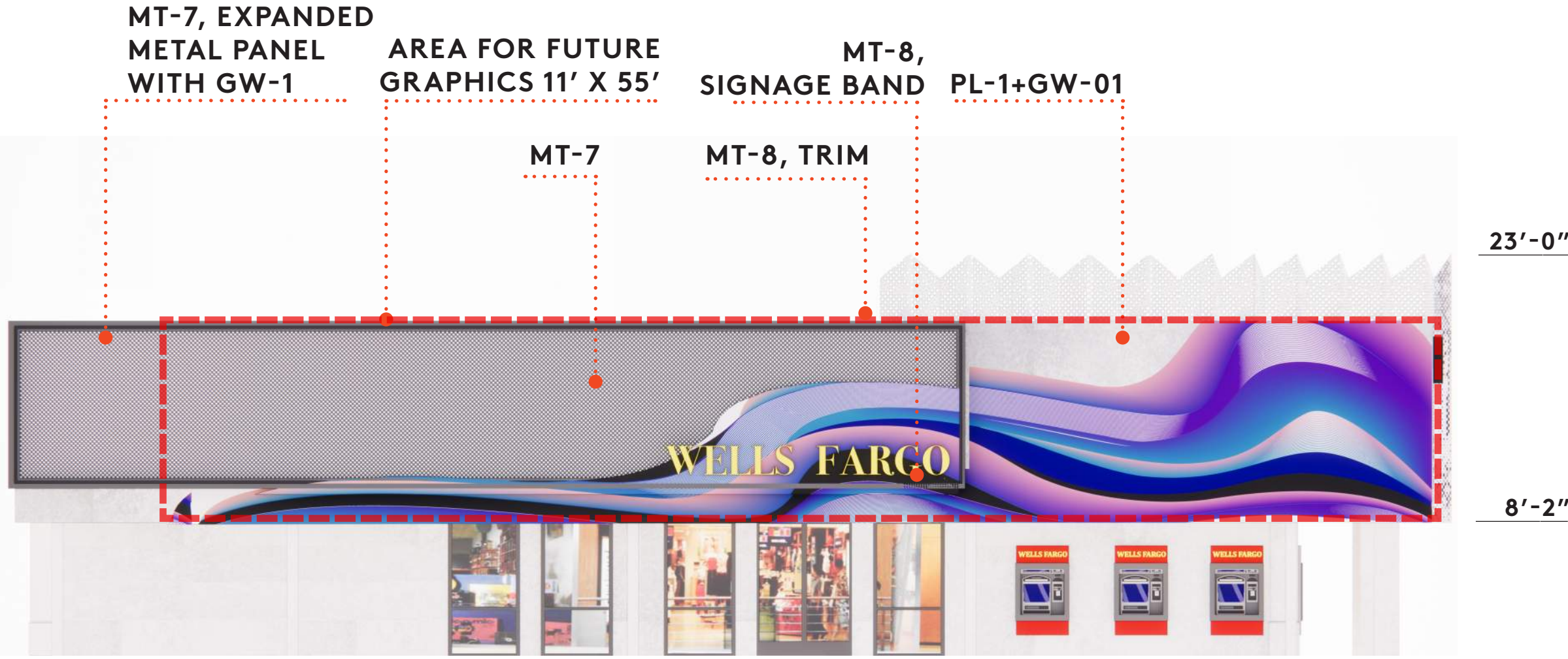
NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

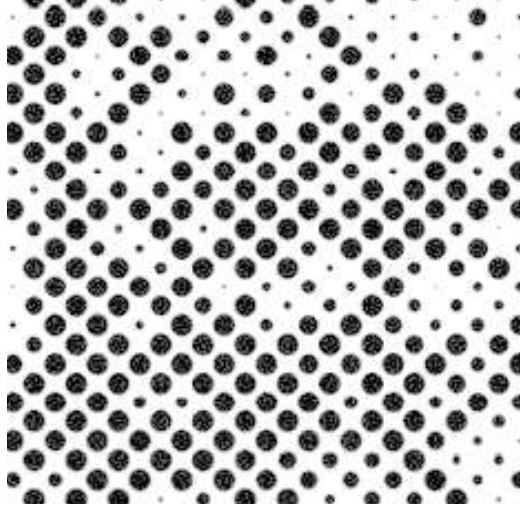


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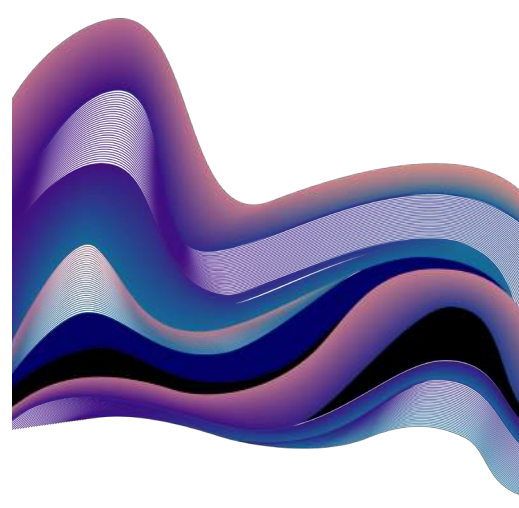
MATERIAL LEGEND



MT-08
CUSTOM FORMED HOT ROLLED STEEL TRIM WITH CLEAR SEAL FINISH



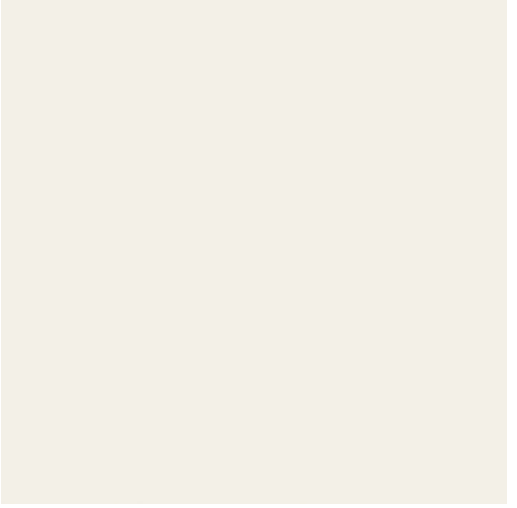
MT-5
PERFORATED METAL PANEL WITH POWDER COATED FINISH



GW-1
CUSTOM PAINTED WALL GRAPHIC SEE ART PROGRAM



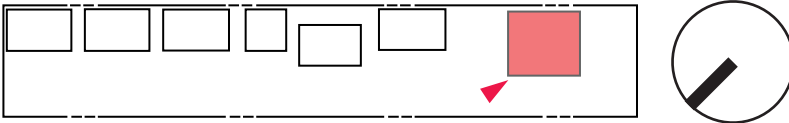
PL-1
30/30 SAND FINISH CEMENT PLASTER, OMEGA COLOR 18 'COCONUT'

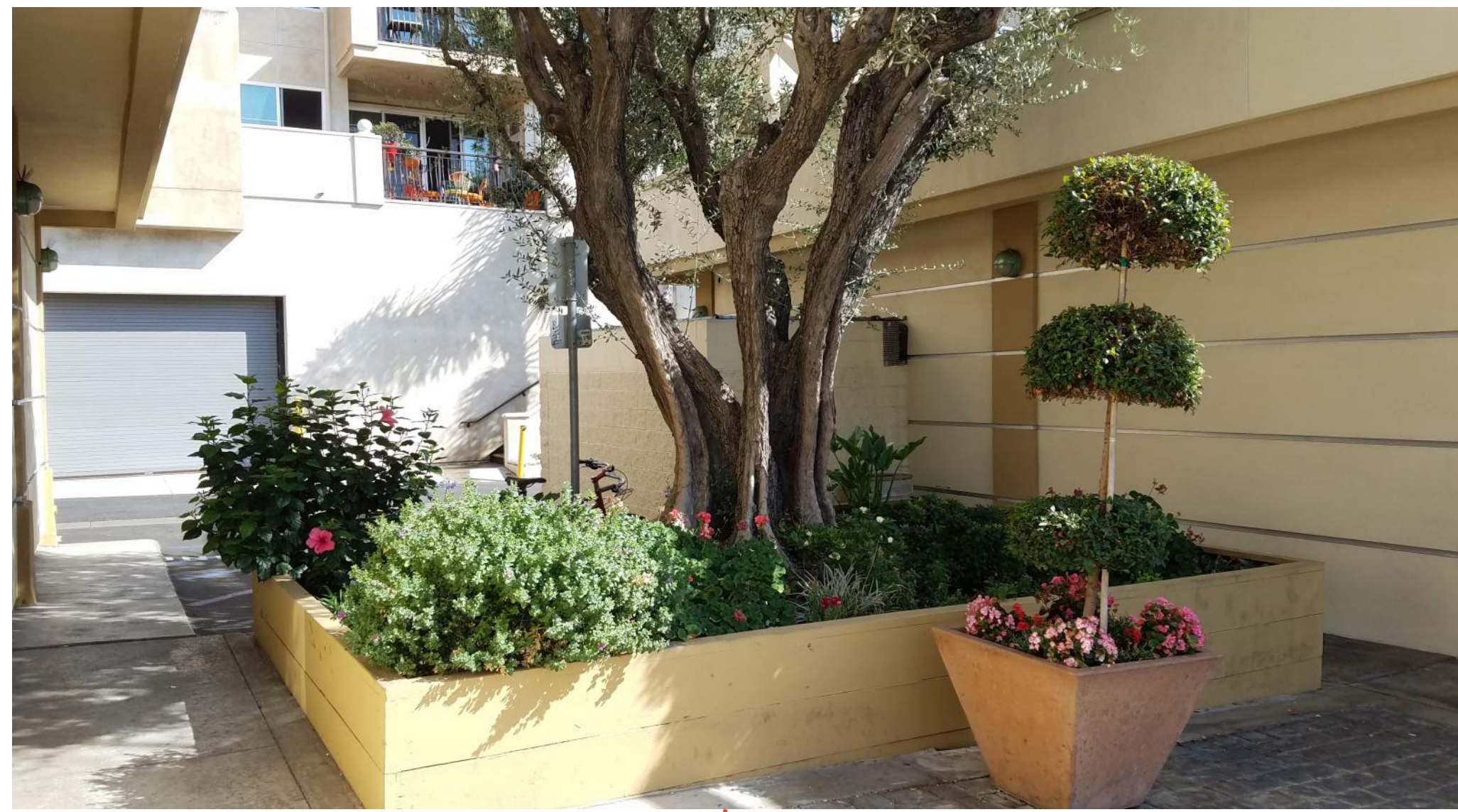


PT-1
DUNN EDWARDS DE6218 ANTIQUE PAPER



LW-1
LIVING LEAFYWALL WITH INTEGRAL IRRIGATION SYSTEM





EXISTING IN-GROUND PLANTER WITH EXISTING TREE, PLANTINGS, AND PAINTED WOOD EDGING



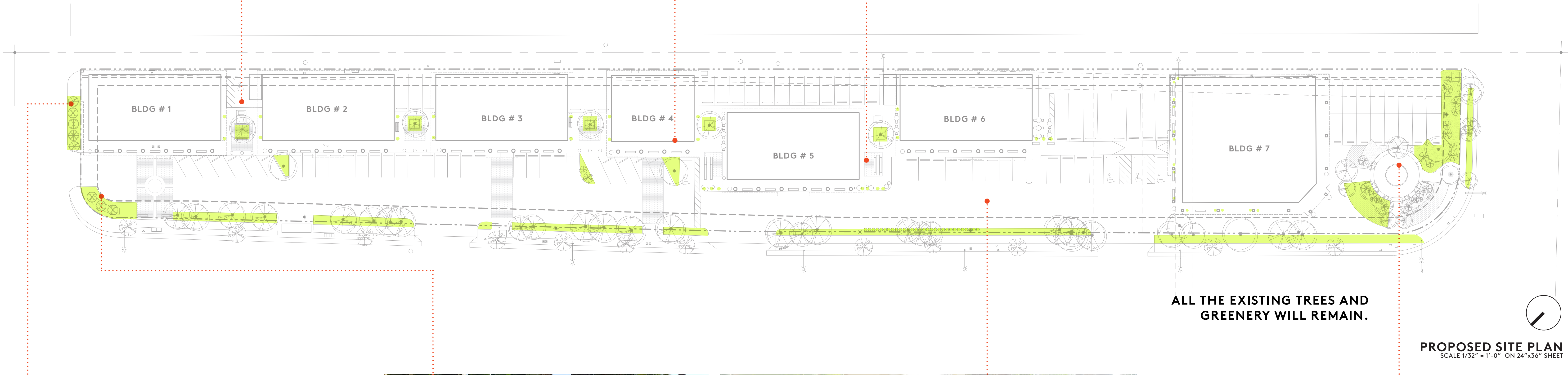
TYPICAL PLANTER AT PARKING



EXISTING PLANTINGS + CONCRETE POTS



TYPICAL EXISTING BENCH



PLANTINGS AT PALAWAN WAY SITE EDGE



MONUMENT SIGN + PLANTINGS AT CORNER OF PALAWAN WAY AND WASHINGTON BLVD



TYPICAL PLANTING + PALM TREES AT WASHINGTON BLVD SITE EDGES



EXISTING CORNER PARK AT VIA MARINA + WASHINGTON



1 BOUGAINVILLEA OO-LA-LA



2 DRACAENA_DRACO -



3 FESTUCA OVINA GLAUCA
- 1 GALLON



4 AEONIUM URBICUM -
1 GALLON



5 ALOE PLICATILIS -
15 GALLON



6 OLEA EUROPAEA
'MONTRA' LITTLE OLLIE
HEDGE - 15 GALLON



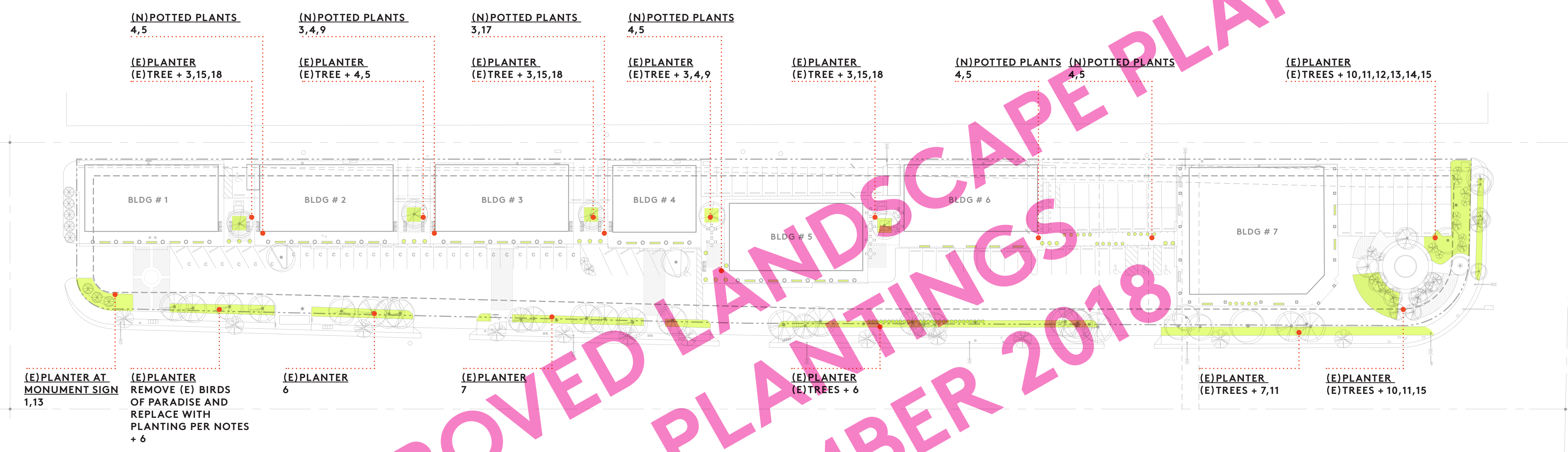
7 PHORMIUM 'CREME
DELIGHT' - 15 GALLON



8 DIANELLA LITTLE REV



9 AGAVE DESMETTIANA
VARIEGATA - 15 GALLON



10 ANIGOZANTHOS BUSH
NUGGET - 5 GALLON



11 LIMONIUM - 5 GALLON



12 LOMANDRA BREEZE -
5 GALLON



13 FEJOIA SELLOWIANA
HEDGE - 15 GALLON



14 YUCCA RECURVIFOLIA -
15 GALLON



15 AGAVE BLUE FLAME -
15 GALLON



16 WESTRINGIA 'MORNING_
LIGHT' HEDGE - 15
GALLON



17 CORDYLIN TORBAY
DAZZLER - 15 GALLON



18 AEONIUM 'SUNBURST' - 1
GALLON



1 BOUGAINVILLEA OO-LA-LA



2 DRACAENA_DRACO -



3 FESTUCA OVINA GLAUCA - 1 GALLON



4 AEONIUM URBICUM - 1 GALLON



5 ALOE PLICATILIS - 15 GALLON



6 PHORMIUM 'CREME DELIGHT' - 15 GALLON



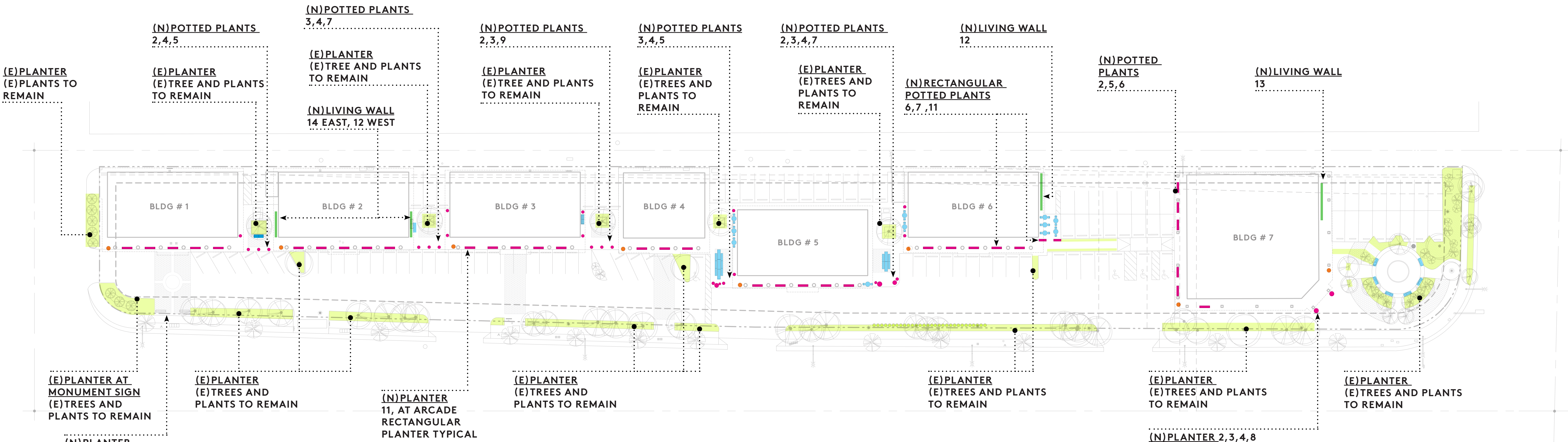
7 AGAVE DESMETTIANA VARIEGATA - 15 GALLON



8 AGAVE BLUE FLAME - 15 GALLON



9 CORDYLINE TORBAY DAZZLER - 15 GALLON



10 SALVIA MALIFERA - 5 GALLON



11 LOMANDRA BREEZE - 5 GALLON



12 LIVING WALL - MIXED SUCCULENT



13 LIVING WALL - LEAFY MIXED



14 LIVING WALL - SINGULAR LEAF TYPE

SITE FURNISHINGS LEGEND

WASTE DISPOSAL	WASTE/RECYCLING RECEPTACLE
RECTANGULAR	
ROUND	
DINING SET - LONG TABLE + BENCH	
CAFE SET - ROUND TABLE + CHAIRS	
COMMUNITY BENCH	
VEGETATED WALL WITH INTEGRAL IRRIGATION SYSTEM	
EXISTING LANDSCAPE	



2 POTTERY - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



3 PLANTER BOX - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



4 LIVING SUCCULENT WALL WITH INTEGRAL IRRIGATION SYSTEM



5 LIVING LEAFY WALL WITH INTEGRAL IRRIGATION SYSTEM



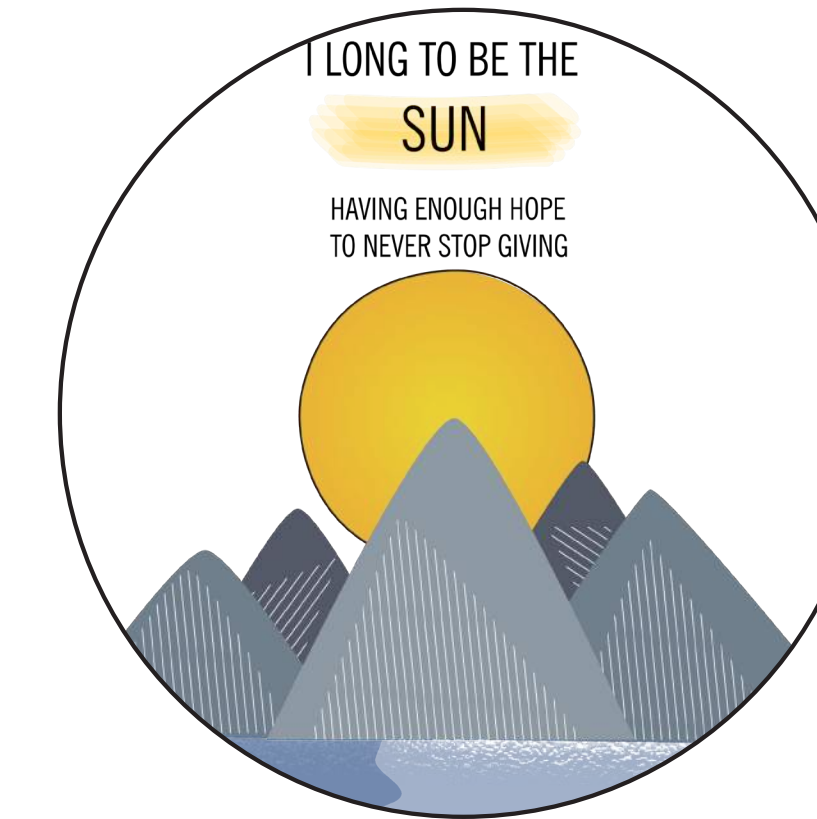
5 EXISTING TREE PLANTER - RE-PAINTED WOOD, BLACK FINISH



6 FOUNTAIN 'SHROUD' ENCLOSURE - ALUMINUM WITH FAUX HOT ROLLED STEEL FINISH



7 CUSTOM VINYL WALL GRAPHIC BY ADAM ZALABANY. SEE ART PROGRAM.



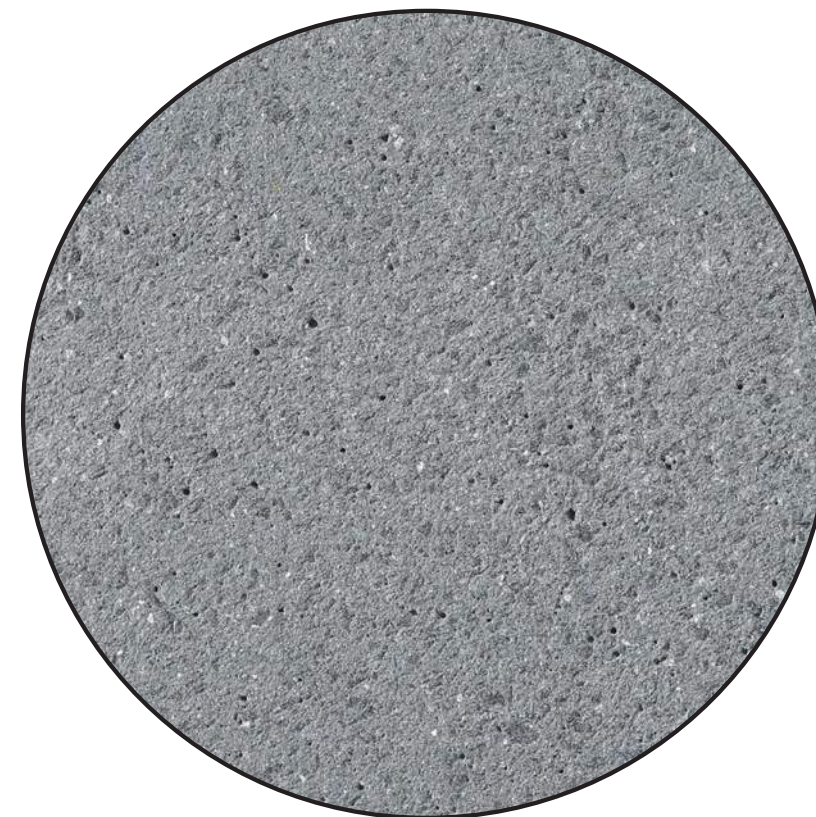
8 CUSTOM PAINTED WALL GRAPHIC. SEE ART PACKAGE



9 CUSTOM VINYL WALL GRAPHIC APPLIED OVER STOREFRONT. SEE ART PROGRAM



10 SUSPENDED LIGHTING



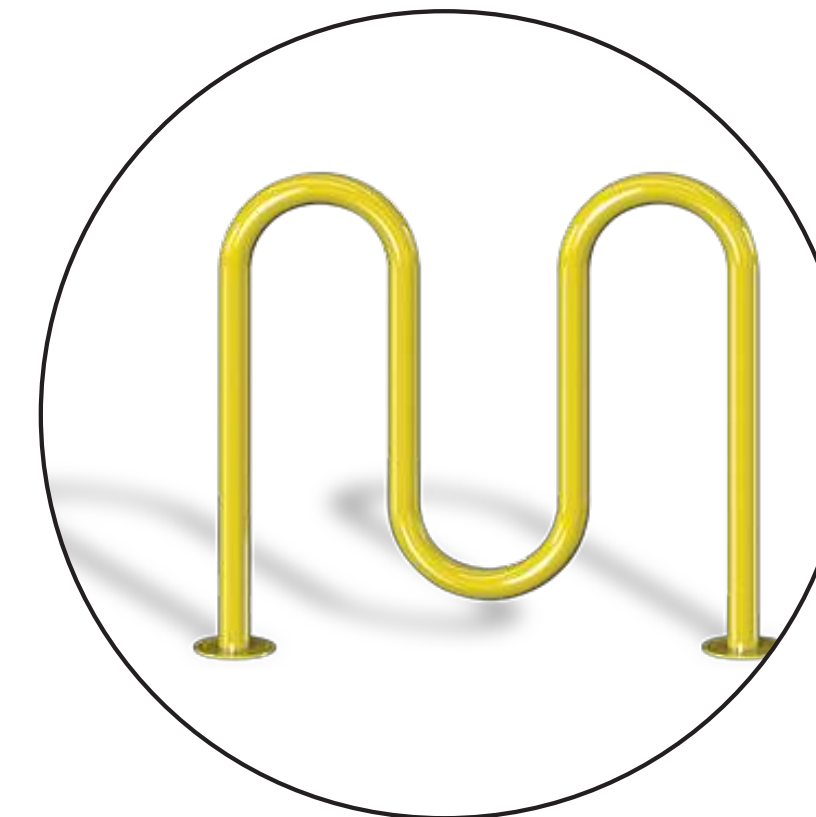
11 ARCADE WALKWAY - EXISTING CONCRETE PAVERS TO BE SANDED



12 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED



13 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED



14 BIKE RACK - EXISTING BIKE RACK TO BE PAINTED, DUNN EDWARDS HIGHLIGHTER DE5404 OR SIMILAR



15 FOUNTAIN AREA BENCH - BELSON CONCRETE BENCH, NATURAL GREY



16 BENCH - MAGLIN ICONIC SERIES. THERMALLY MODIFIED ASH + STEEL FRAME WITH POWDER COAT 'GUNMETAL' FINISH



17 DINING TABLE AND BENCH - MAGLIN ICONIC SERIES. THERMALLY MODIFIED ASH + STEEL FRAME WITH POWDER COATED 'GUNMETAL' FINISH



18 CAFE CHAIR - MAGLIN KONTUR STACKABLE CHAIR WITH POWDER COATED 'ORANGE' RAL 2009



19 CAFE TABLE - MAGLIN KONTUR STACKABLE CHAIR WITH POWDER COATED 'ORANGE' RAL 2009



20 WASTE + RECYCLING RECEPTACLE - FORMS + SURFACES APEX RECEPTACLE, POWDER COATED 'ARGENTO' GREY + RECYCLED RECLAIMED TEAK



1 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED



2 FOUNTAIN 'SHROUD' ENCLOSURE - ALUMINUM WITH FAUX HOT ROLLED STEEL FINISH



3 FOUNTAIN AREA BENCH - BELSON CONCRETE BENCH, NATURAL GREY



4 WASTE + RECYCLING RECEPTACLE - FORMS + SURFACES APEX RECEPTACLE, RECYCLED RECLAIMED TEAK + POWDER COAT 'ARGENTO' GREY FRAME



5 POTTERY - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



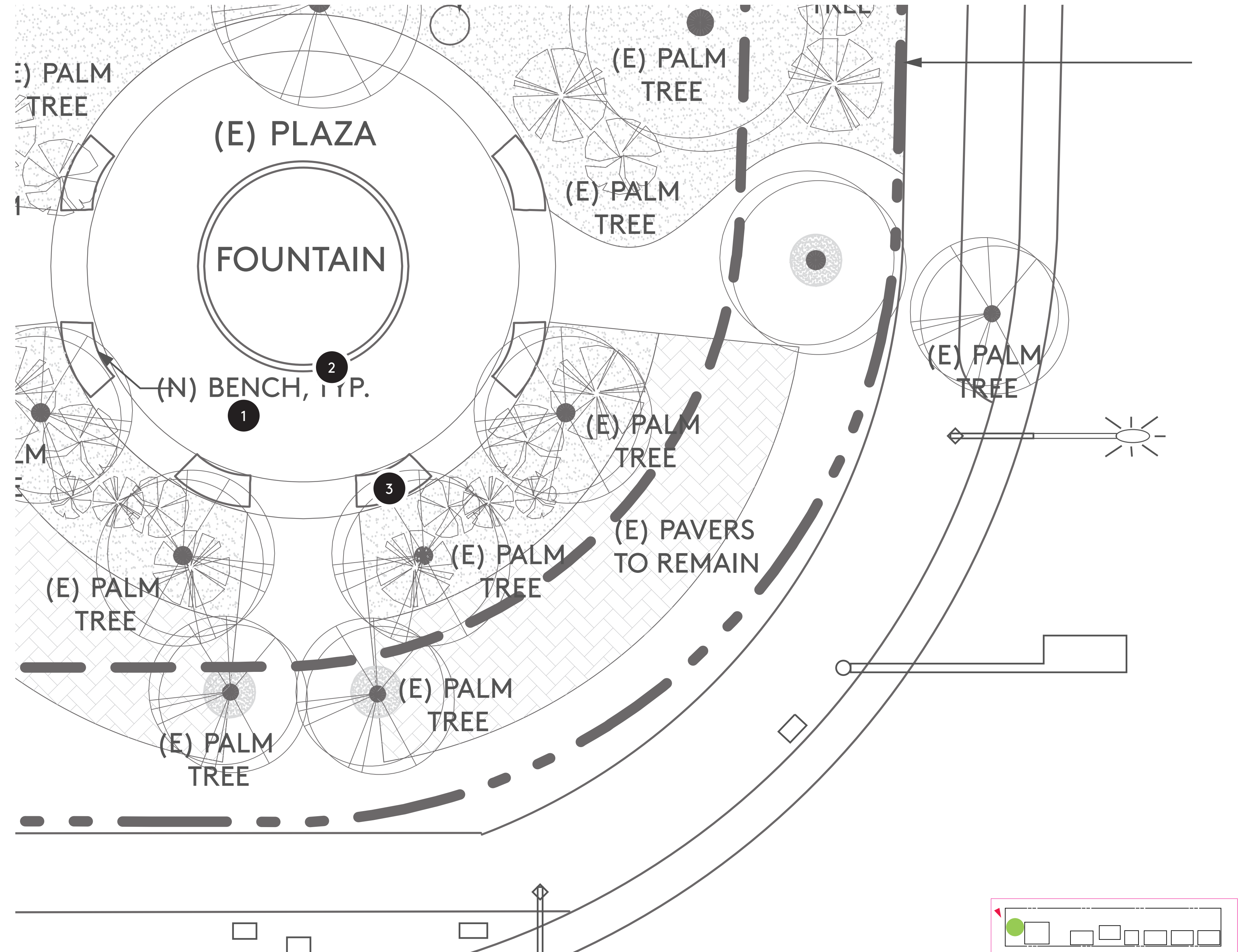
6 PLANTER BOX - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



EXISTING FOUNTAIN + BENCH

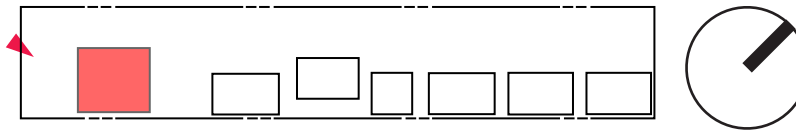
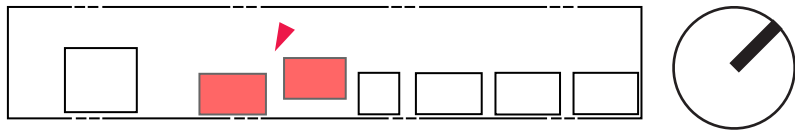


PROPOSED FOUNTAIN + BENCH



CORNER PARK - ENLARGED PLAN

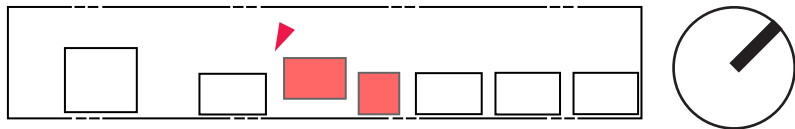
SCALE 1/4" = 1'-0"
ON 24"x36" SHEET



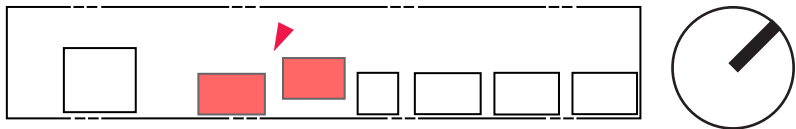
UPDATED DESIGN



COMMUNITY SPACE - PAD 4 + 5



COMMUNITY SPACE - PAD 5 + 6

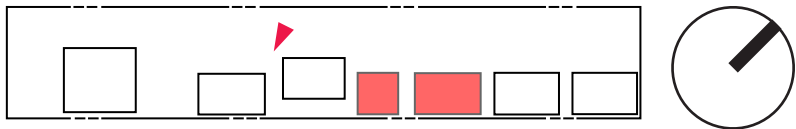
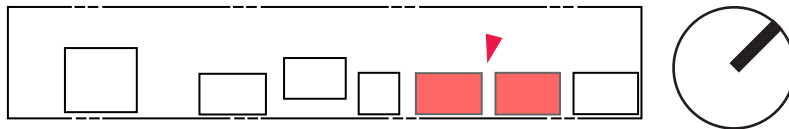


UPDATED DESIGN



COMMUNITY SPACE - PAD 2 + 3

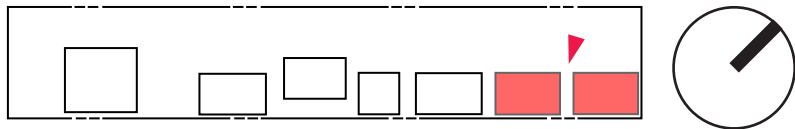
COMMUNITY SPACE - PAD 3 + 4



UPDATED DESIGN

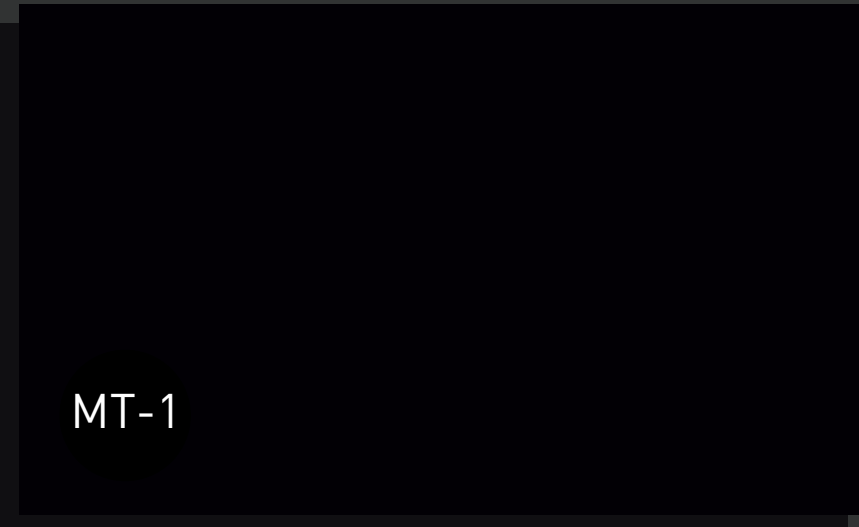


COMMUNITY SPACE - PAD 1 + 2

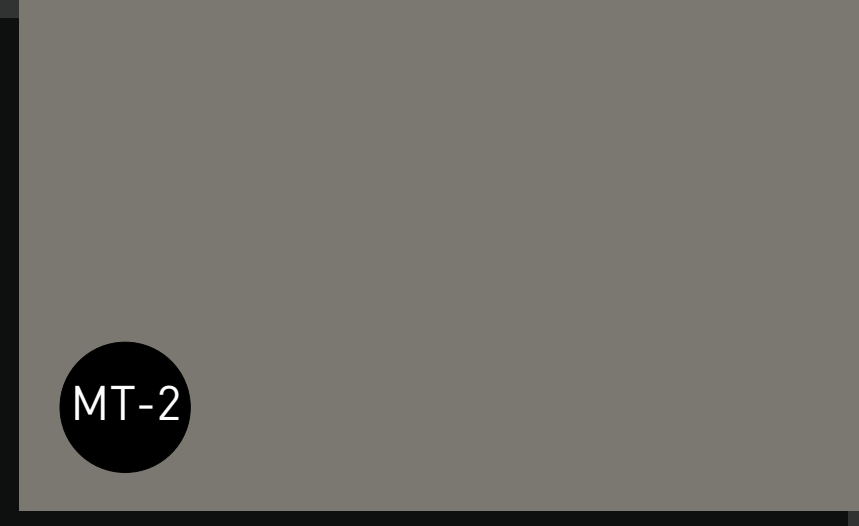




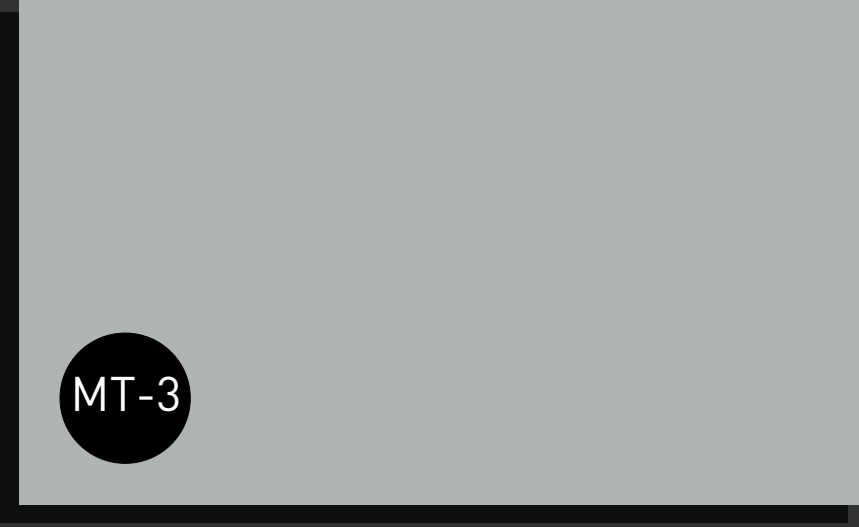
MT



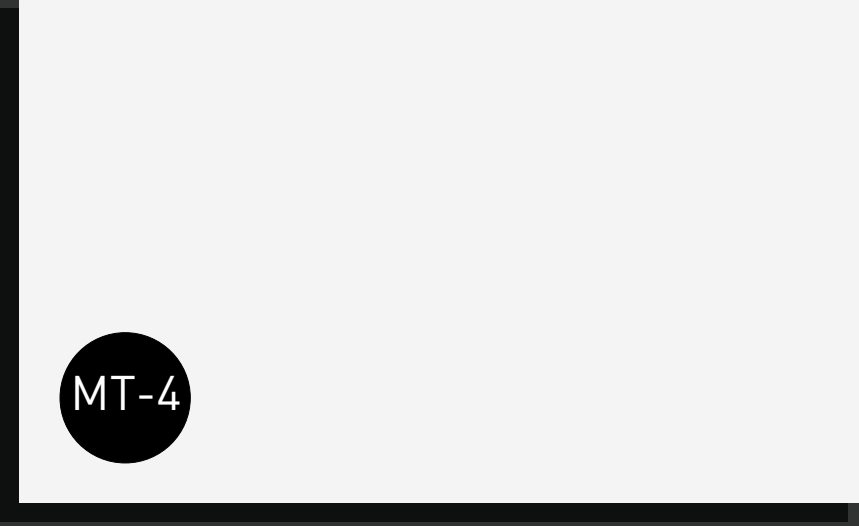
MT-1



MT-2



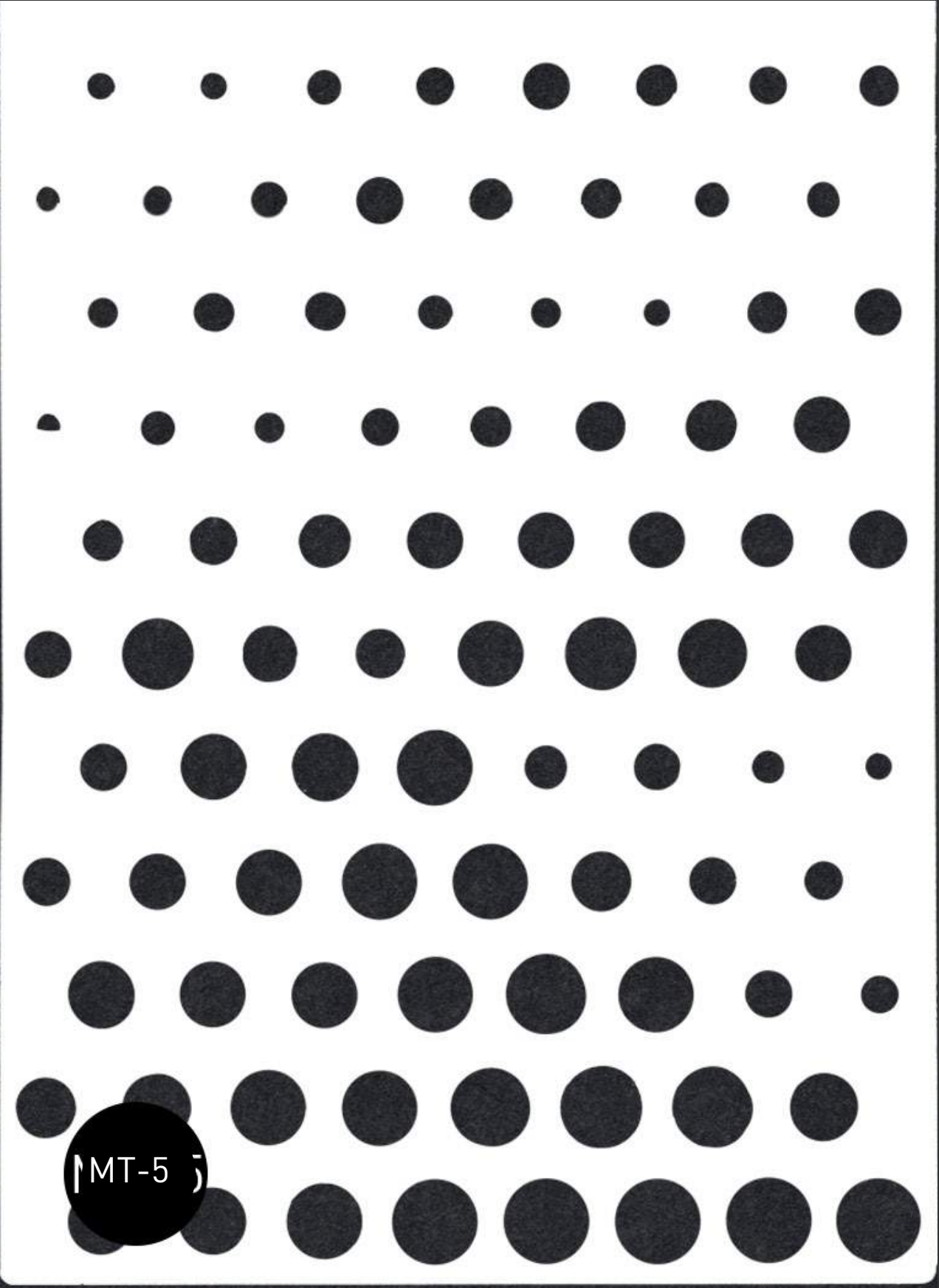
MT-3



MT-4



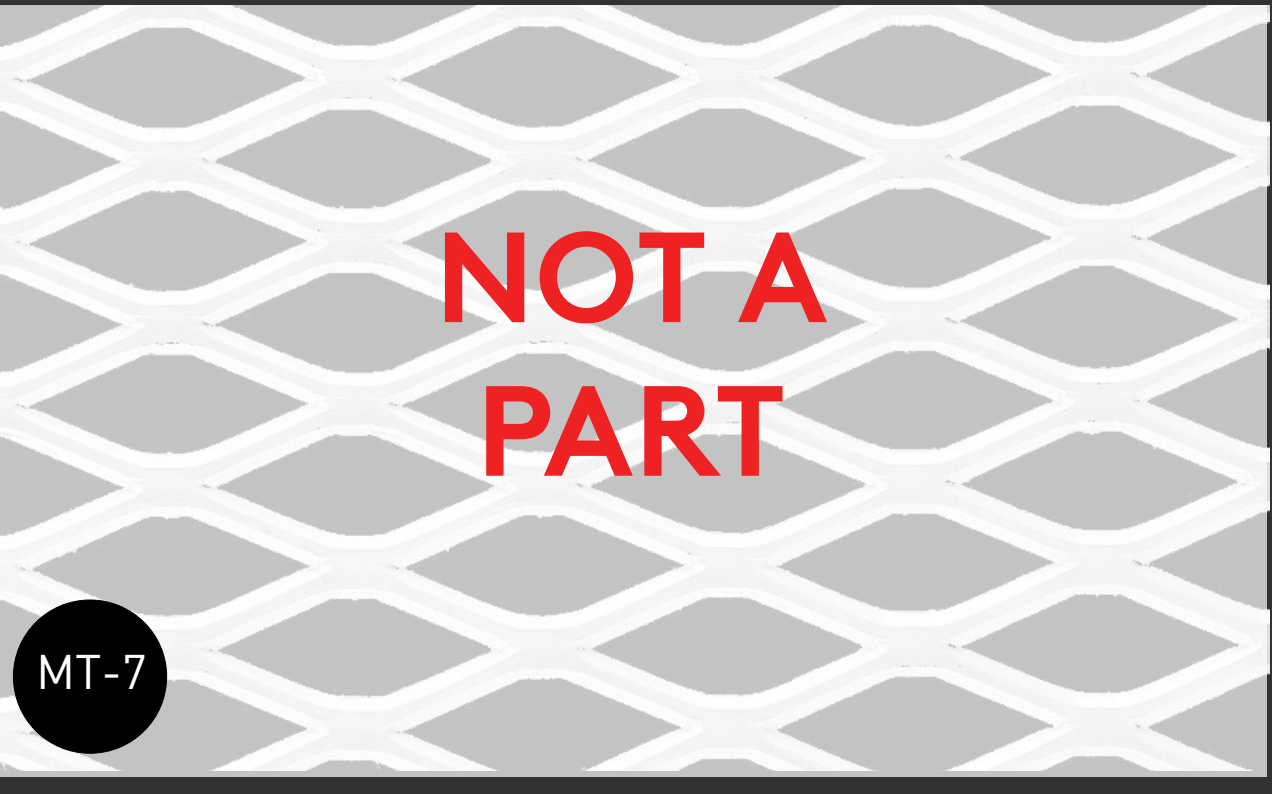
PT-4



MT-5



MT-6



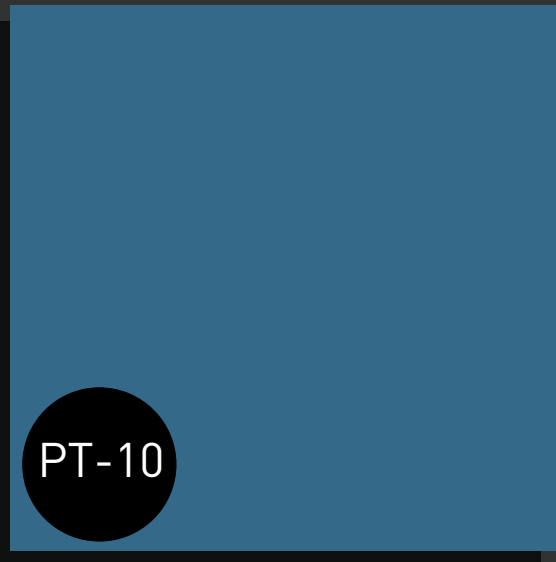
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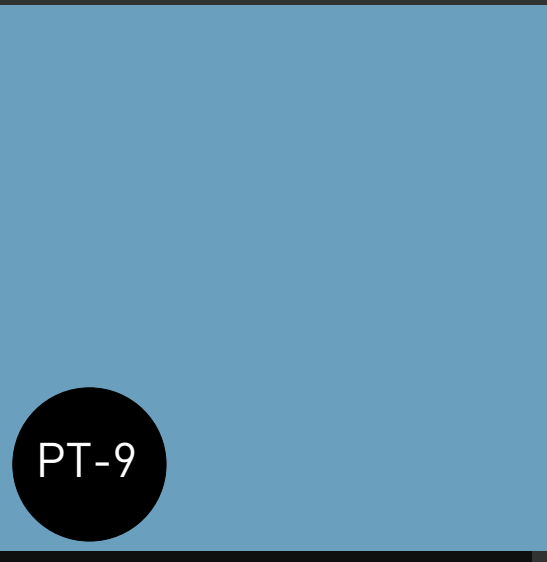
MT-8



PT-11



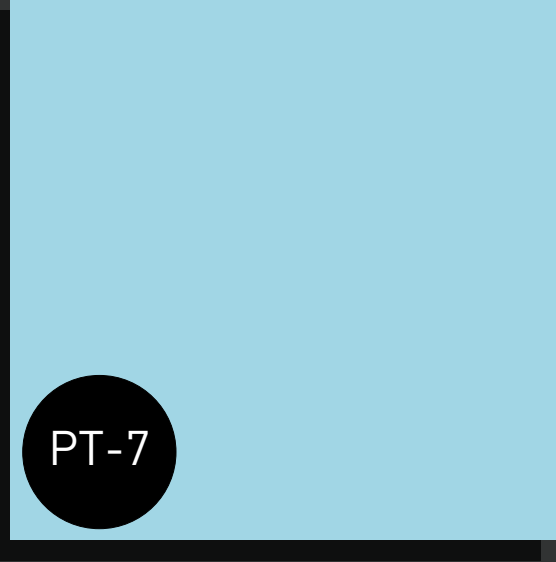
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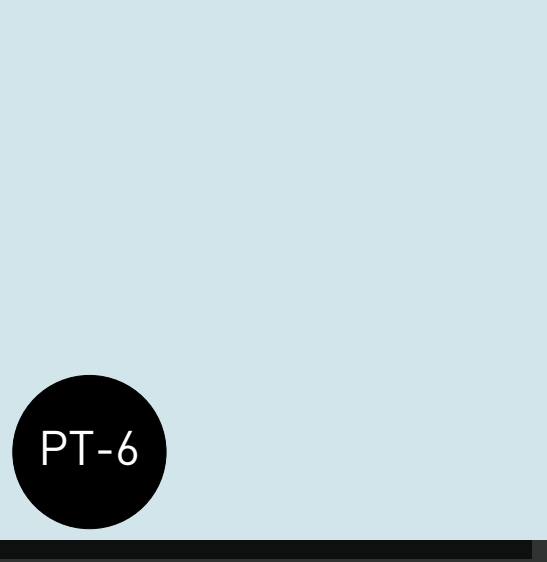
PT-9



PT-8



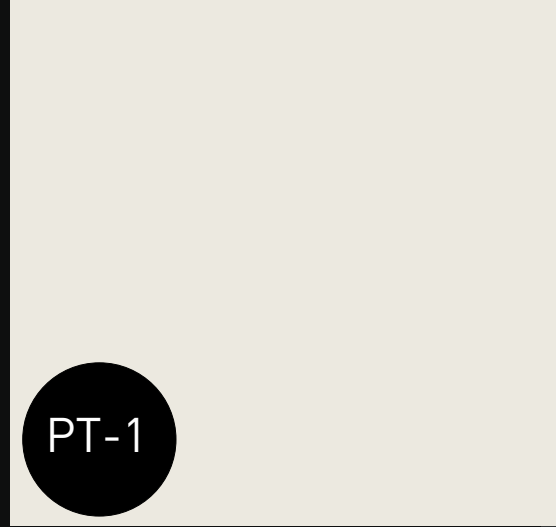
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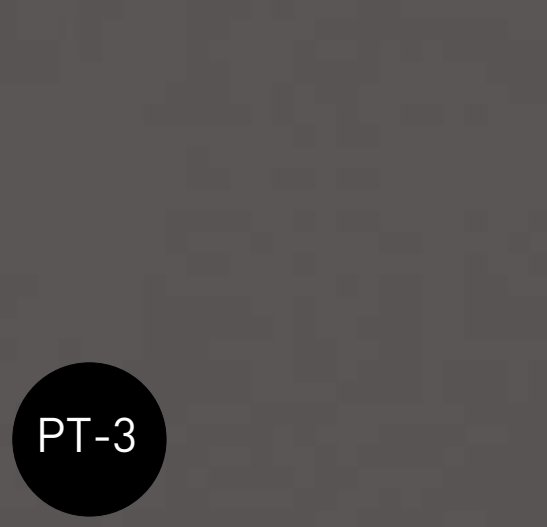
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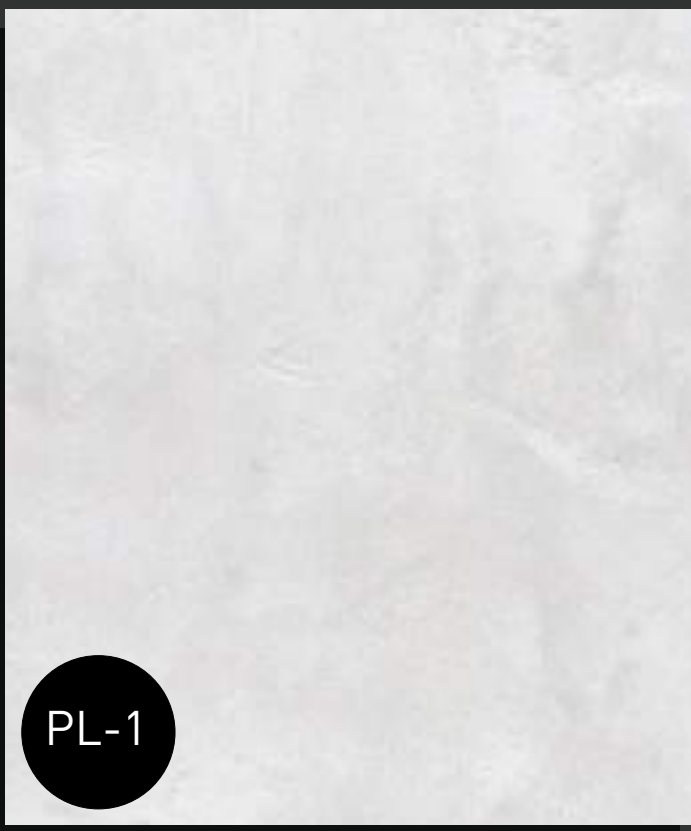
PT-5



PT-1



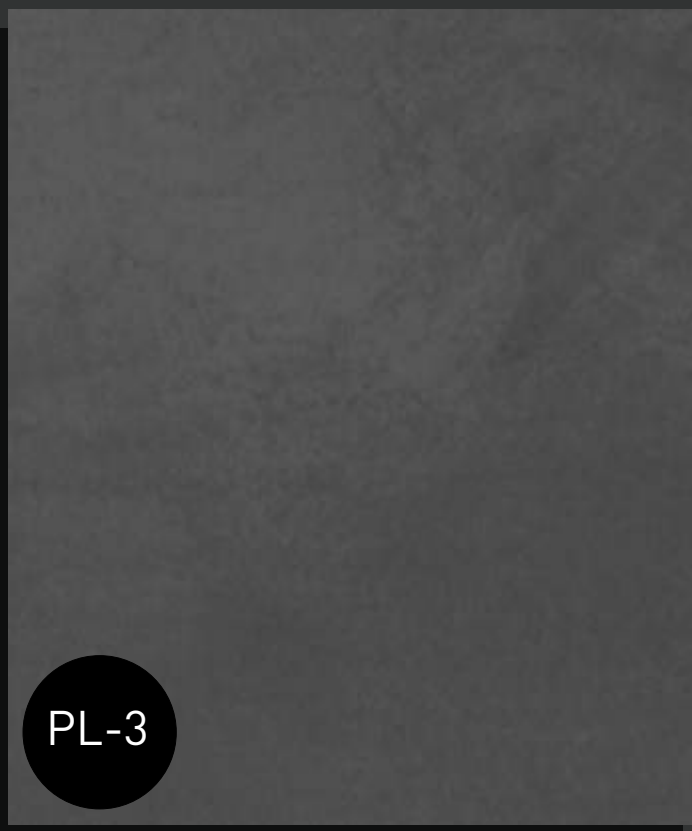
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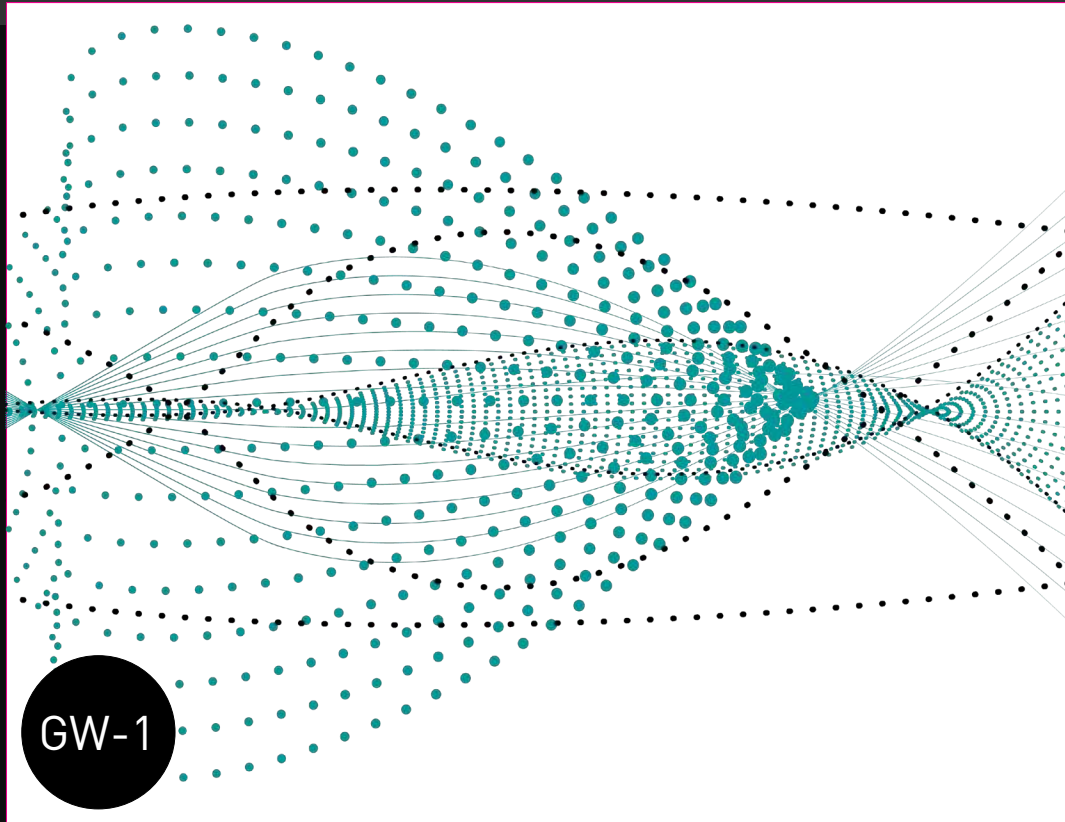
PL-1



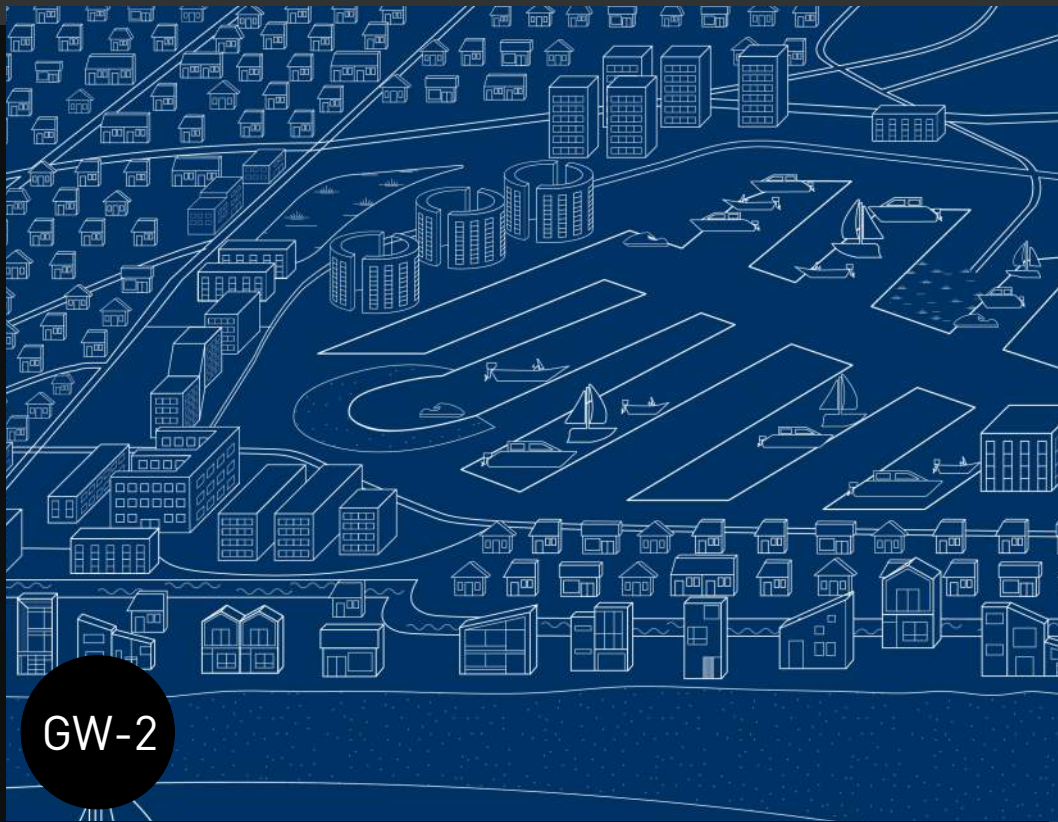
PL-2



PL-3



GW-1



GW-2



WD-1



WD-2

MATERIAL LEGEND

- GT-01 Green Vertical Trellis Wall – Creeping Fig (Ficus Pumila)
- GW-1 Custom Painted Wall Graphic, See Art Program
- GW-2 Custom Vinyl Wall Graphic, See Art Program
- LW-0 Living Wall with Integral Irrigation System, See Art Program
- LW-02 Artificial Grass, EasyTurf "Grass Field" Olive Green
- MT-1 ATAS Standing Seam Panel – Color to Match #02 Black
- MT-2 ATAS Standing Seam Panel – Color To Match #20 Slate Grey
- MT-3 ATAS Standing Seam Panel – Color to Match #13 Dove Grey
- MT-4 ATAS Standing Seam Panel – Color To Match #10 Ascot White
- MT-5 Custom Perforated Panel with Powder Coated Finish
- MT-6 Aluminum Extrusions with Faux Corten Metal Finish
- MT-7 Flat Expanded Metal with Powder Coated Finish to Wrap Existing Beams
- MT-8 Custom Formed Hot Rolled Steel Trim with Clear Seal Finish
- PL-1 30/30 Sand Finish Cement Plaster, Omega Color 18 'Coconut'
- PL-2 30/30 Sand Finish Cement Plaster, Omega Color 414 'Cloud Cover'
- PL-3 30/30 Sand Finish Cement Plaster, Omega Color Custom Dark Base 5
- PT-01 PAINT TO MATCH Dunn Edwards DE6218 Antique Paper
- PT-02 PAINT TO MATCH Dunn Edwards DE6375 CastleRock
- PT-03 PAINT TO MATCH Dunn Edwards DE6378 JET
- PT-04 PAINT TO MATCH Dunn Edwards DE5061 Cupid's Arrow
- PT-05 PAINT TO MATCH Dunn Edwards DE5104 Amor
- PT-06 PAINT TO MATCH Dunn Edwards DE5847 Ice Fishing
- PT-07 PAINT TO MATCH Dunn Edwards DE5827 Spring Shower
- PT-08 PAINT TO MATCH Dunn Edwards DE5830 Mediterranean Sea
- PT-09 PAINT TO MATCH Dunn Edwards DE5850 Wandering River
- PT-10 PAINT TO MATCH Dunn Edwards DE5852 Rainy Lake
- PT-11 PAINT TO MATCH Dunn Edwards DEA183 Dark Shadows
- WD-1 Existing Wood Structural Beams
Sandblasted and Re-Sealed with Matte Clear Seal
- WD-2 Accoya Engineered Wood Plank



GT-01



LW-2



LW-1

MARINA BEACH

ART PROGRAM

10.14.20

rdc.

INDEX



PROJECT DESCRIPTION

The 80,483 square foot site is located in Marina Del Rey along West Washington Boulevard, bounded between Via Marina and Palawan Way. Working within the Marina Design Guidelines and the limitations of an existing building height of 38'-0", our renovation proposal for the existing seven building complex introduces a more dynamic mixture of building heights and implied building massing. These changes are in contrast to the consistency of building heights and volume currently existing across the site. In addition, the new design proposes to replace thematic ornamentation with simple and bold building articulation intended to create interesting and attractive facades fronting the street. Drawing inspiration from the Marina, Venice Boardwalk & nearby Abbott Kinney communities, the new facades incorporate a playful mixture of materials, textures, and graphic painted walls visibly enlivening the pedestrian experience and providing a more attractive service hub. Throughout the project the design preserves and enhances the existing landscape, and corners & alleyways will feature patios with planted walls, murals, and colorful site furnishings to create inviting community gathering spaces. Site lighting will include festive suspended lighting above public spaces, refreshed arcade lighting, and soft yet vibrant wall washing façade illumination.

INTRODUCTION

- 03 VISION + GOALS
- 04 DISTRICTS/PLAN
- 05 LOOK + FEEL

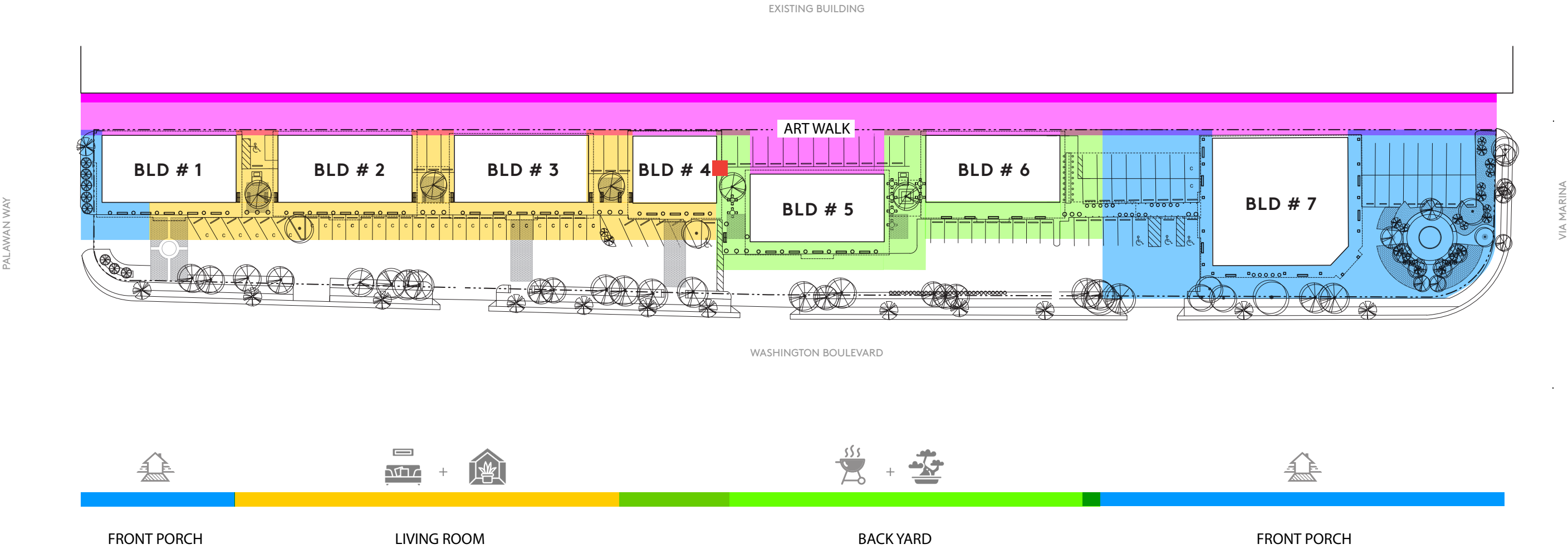
PROPOSAL

- 09 THROUGH THE WINDOW+VERTICAL TOPOGRAPHY 1
- 11 PLAYFUL BOXES
- 14 VERTICAL TOPOGRAPHY 2
- 14 LIFE OF THE MARINA
- 16 WEAVING LINES
- 18 COMISSIONED ARTIST
- 19 BLOOM
- 21 VERTICAL TOPOGRAPHY 3
- 23 WAVE
- 27 VERTICAL TOPOGRAPHY 4
- 28 ARTWALK

VISION + GOALS

- AN ENGAGING ART EXPERIENCE FOR THE IMMEDIATE NEIGHBORHOOD AND GREATER SOUTHERN CALIFORNIA COMMUNITY.
- INTIMATE MIXTURE OF TRADITIONAL ART & LANDSCAPE CONSTRUCTIONS THAT GIVES AN IMPRESSION OF BEING AT HOME IN ONE'S LIVING ROOM OR GARDEN.
- UNIQUE DISTRICTS WITH CHARACTERISTIC ART OF SCALE, PROPORTION, AND DETAIL RELATING SPECIFICALLY TO THE DISTRICT'S RETAIL PROGRAM.
- BROAD RANGING SOCIAL INTERACTIONS FROM 'INSTAGRAMMABLE' MOMENTS, ONE-ON-ONE DISCUSSION, REPOSE, AND/OR LARGE GROUP GATHERING.
- ACTIVATE ALLEYWAYS & FORGOTTEN PUBLIC AREAS.
- CREATE MEMORABLE EXPERIENCES.

DISTRICTS



COMISSIONED ARTISTS

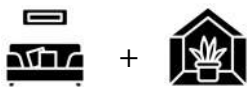
LOOK + FEEL



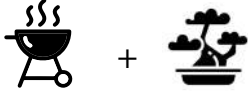
FRONT
PORCH



OUTDOOR
LIVING ROOM



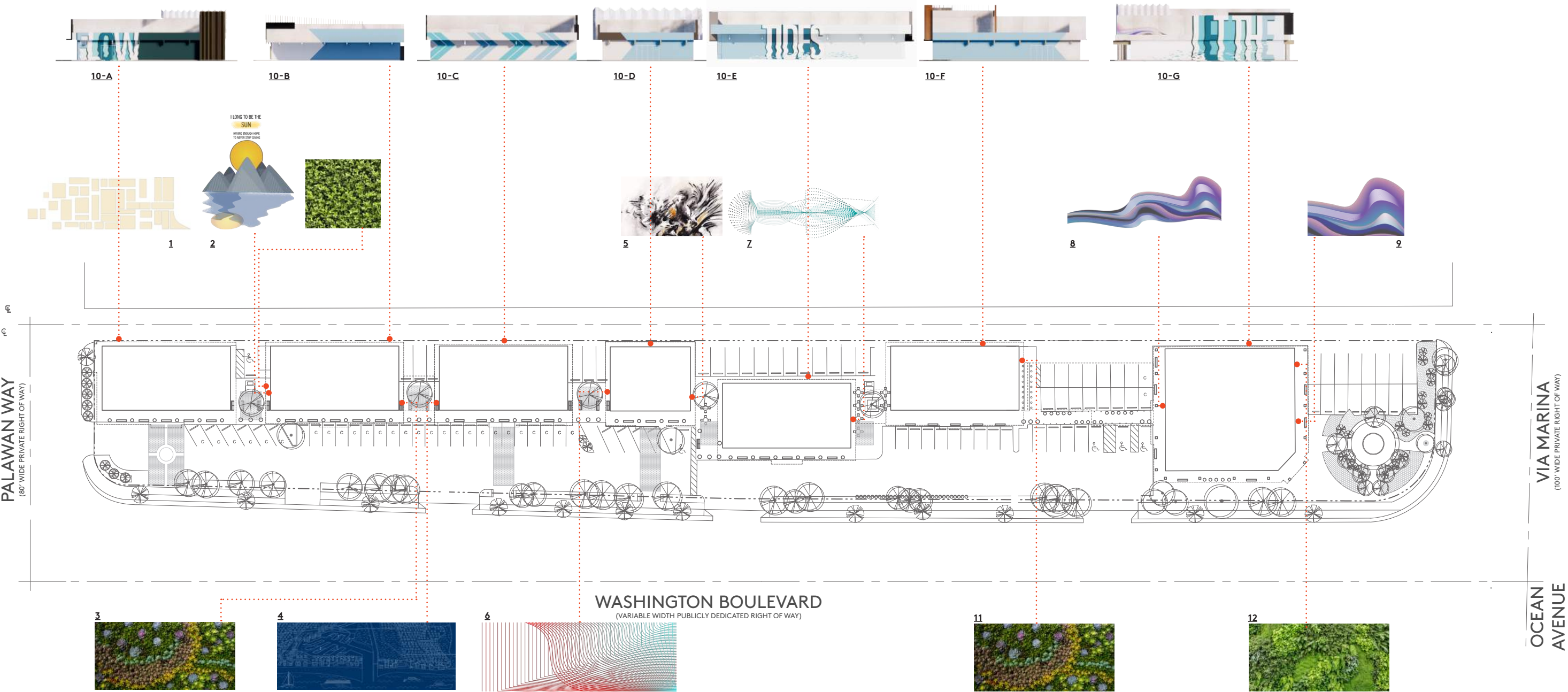
SHARED
BACKYARD



ART
WALK

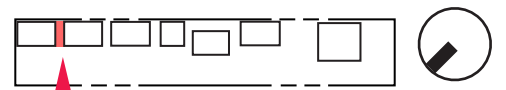
DESIGN IMAGERY

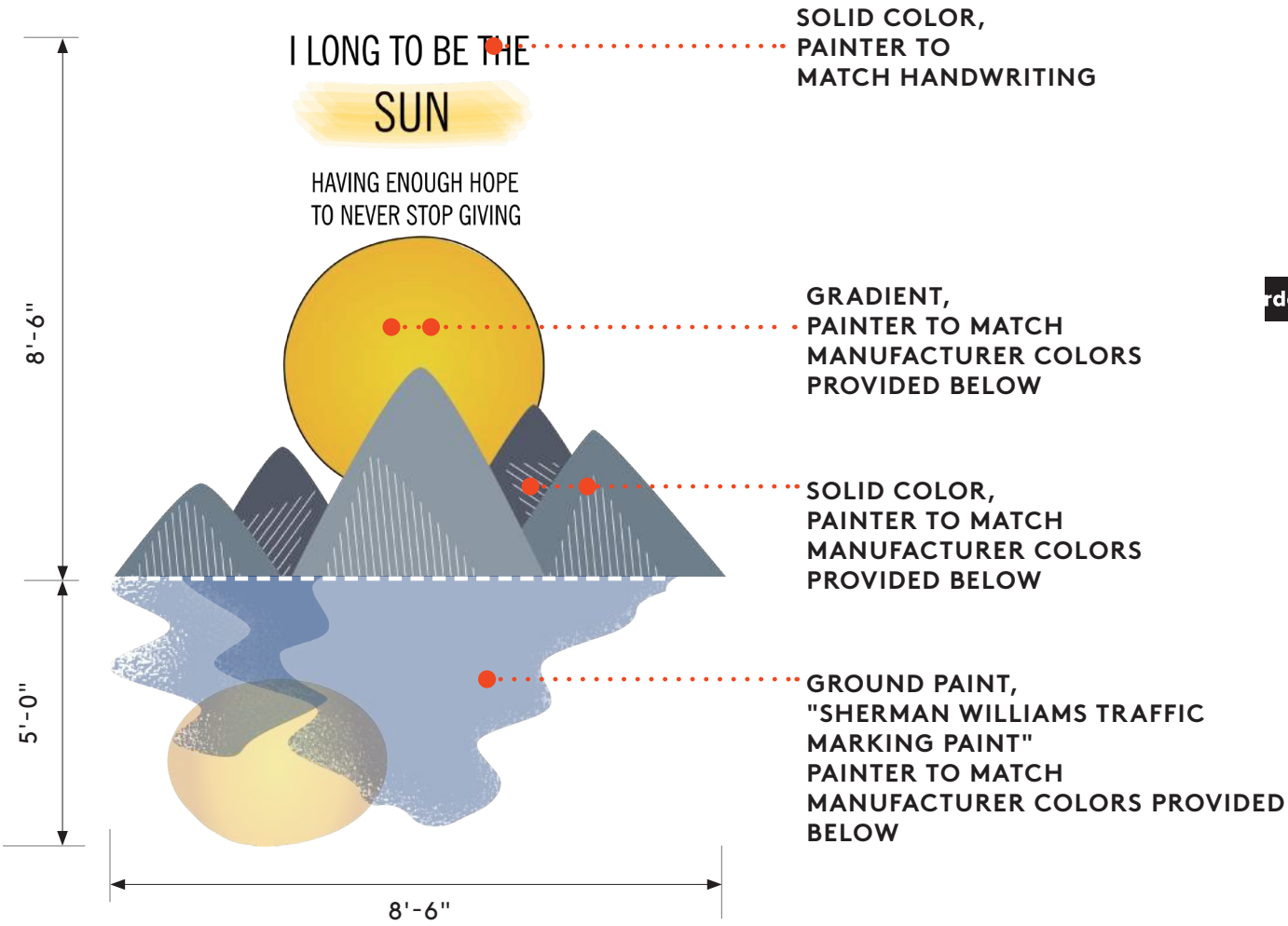
ARTWORK MAP



LEGEND

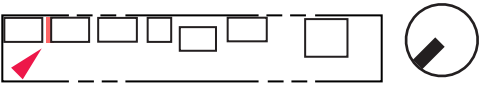
- | | | |
|-------------------------|--------------|------------------|
| 1. PAINTED | 9. PAINTED | 10F. PAINTED |
| 2. PAINTED+LIVING PLANT | 10. PAINTED | 10G. PAINTED |
| 3. LIVING PLANT | 10A. PAINTED | 11. LIVING PLANT |
| 4. VINYL | 10B. PAINTED | 12. LIVING PLANT |
| 5. VINYL | 10C. PAINTED | |
| 6. PAINTED | 10D. PAINTED | |
| 7. PAINTED | 10E. PAINTED | |
| 8. PAINTED | | |





GRADIENT		SOLID			
DE5349 HOT SUN	DE5342 BUMBLEBEE	DE5824 OUTER SPACE	DE5823 MICA CREEK	DE5821 OVERCAST SKY	DE6350 DARK ENGINE
GROUND PAINT					
DE5290 APRICOT GLOW	DE5289 MIDDAY SUN	DE5933 WINTER DUSK	DE5927 CHARCOAL DUST		

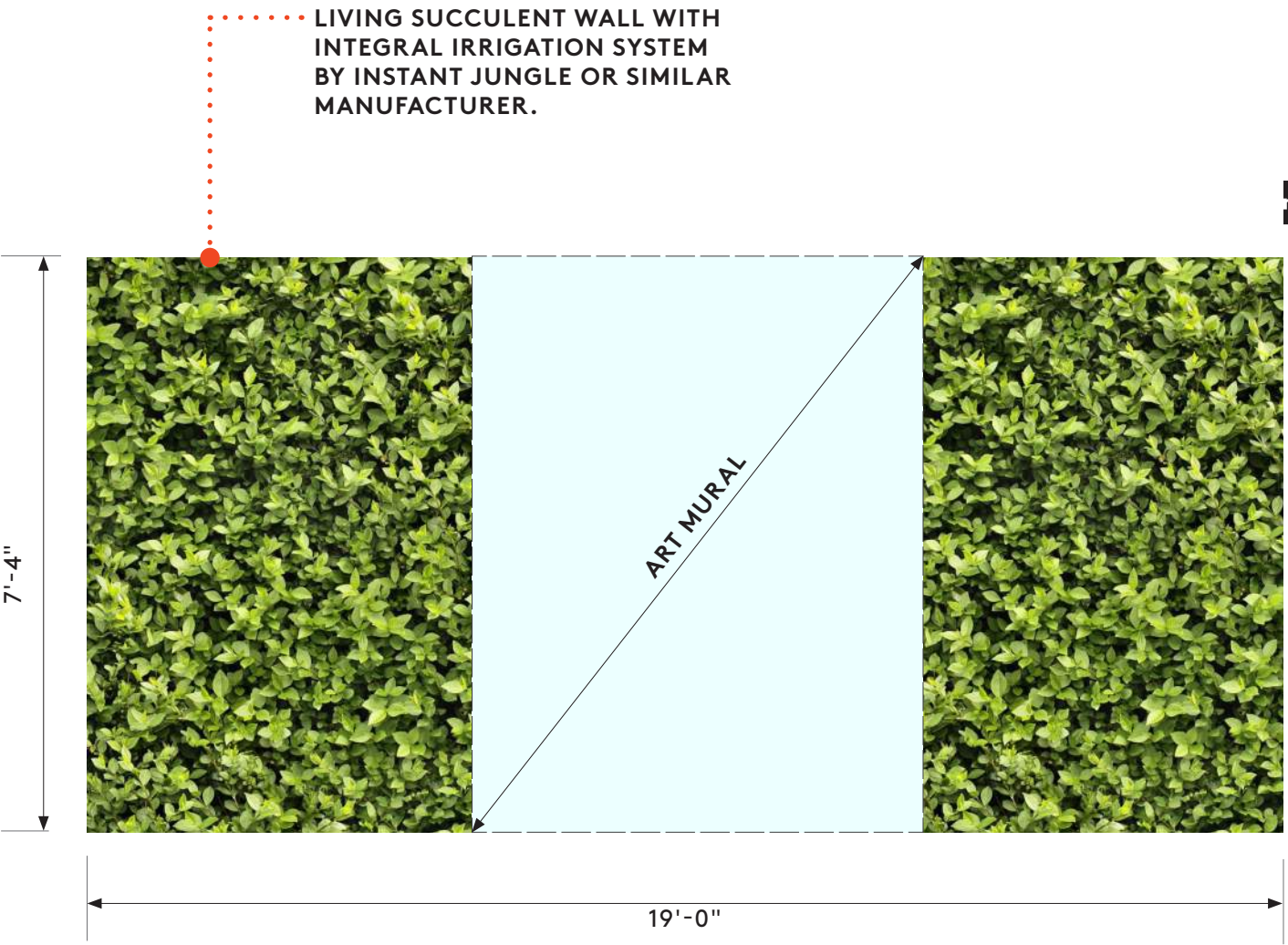
* GENERAL NOTE
- ALL WALLS THAT WILL RECEIVE APPLIED ARTWORK SHALL HAVE SMOOTH TROWEL PLASTER OVER CRACK ISOLATION SYSTEM.





THROUGH THE WINDOW + VERTICAL TOPOGRAPHY 1

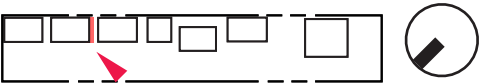
The art mural, belonging to the "living room" alley district, will be framed by a living wall-- mimicing the view through a illustrative window. The illustration will become a destination space for an instagramable moment through the uplifting quote

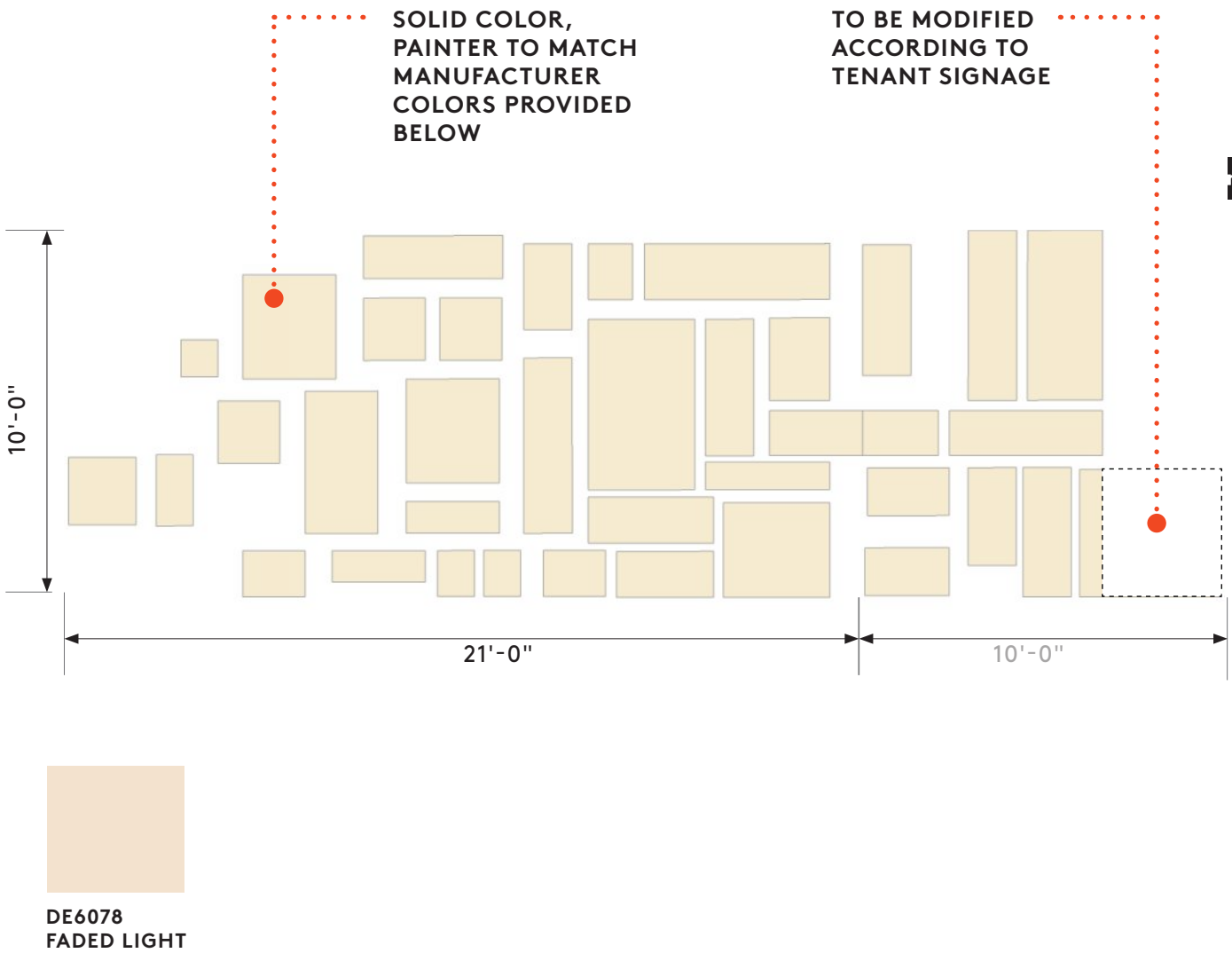


PLANT



WALL PATTERN BY RDC, LIVING WALL TO BE PROVIDED BY INSTANT JUNGLE OR SIMILAR COMPANY.

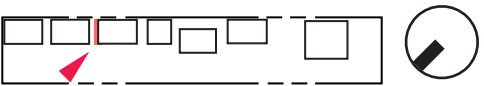


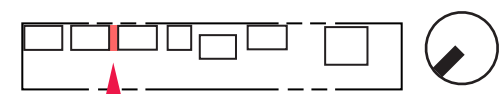


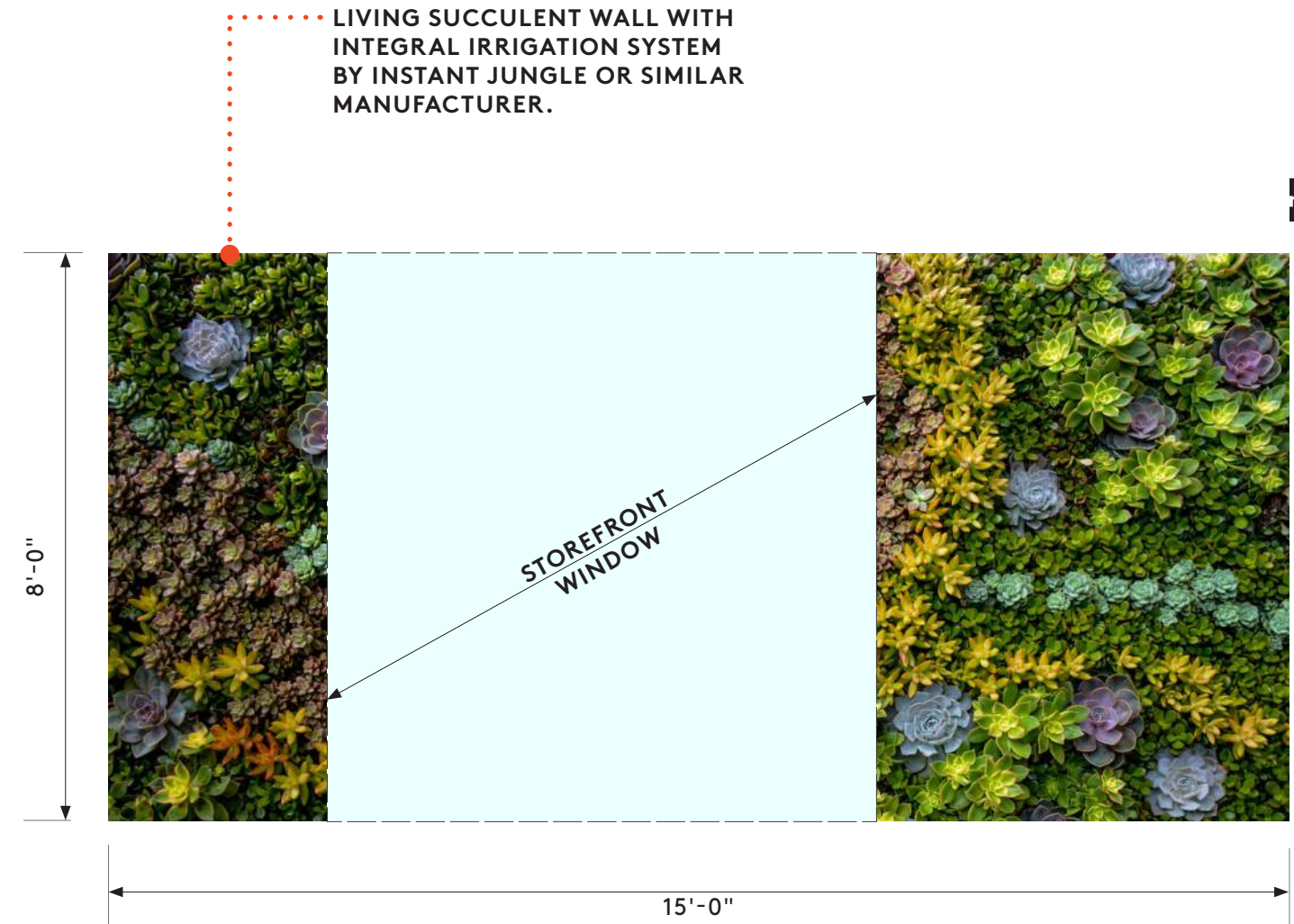
PLAYFUL BOXES

A playful composition illustrates an abstract representation of packing boxes. The graphic folds from the alley facing parapet to the front facade. The graphic gives a playfulness of texture and form.

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- ALL WALLS THAT WILL RECEIVE APPLIED ARTWORK SHALL HAVE
SMOOTH TROWEL PLASTER OVER CRACK ISOLATION SYSTEM.







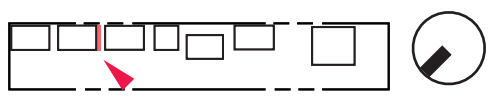
VERTICAL TOPOGRAPHY 1

This organic composition is an abstract representation of a cozy living room space that connects the occupant with nature. Biophilic Design is an architecture approach that connects occupants to nature. Durability and maintenance will be considered in the selection of the plantings as well as long-term exposure to sunlight and the natural elements.

PLANT/SUCCULENTS



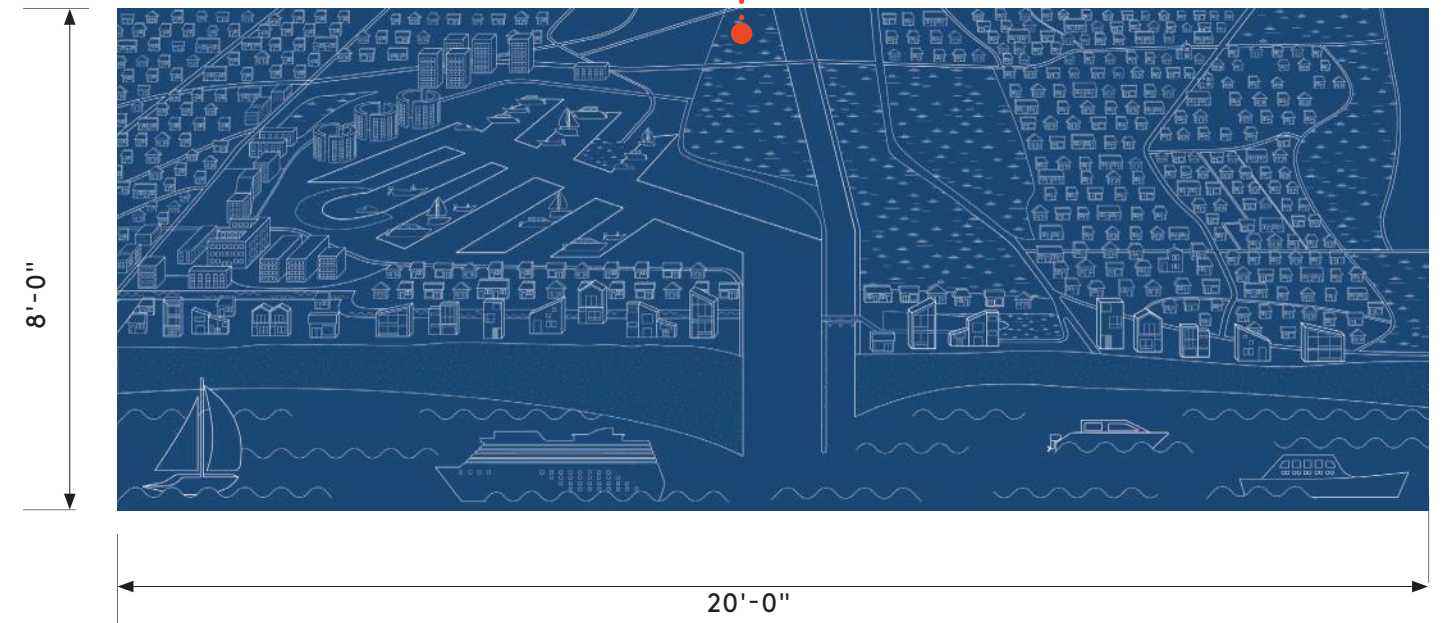
WALL PATTERN BY RDC, SUCCULENT LIVING PLANTING PROVIDED BY INSTANT JUNGLE OR SIMILAR COMPANY.





VINYL APPLIED TO BLDG PLASTER
SUBSTRATE, AND STOREFRONT/
GLAZING MULLIONS,
WHERE OCCURS

rdc. 14

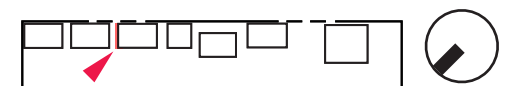


DET574
JAZZ AGE BLUES

LIFE OF THE MARINA

The plan-oblique drawing examines the life of Marina Del Rey from a bird's eye view, illustrating the richest cultural and historical elements of the Marina. Beyond the Marina, the illustration also shows the dense urban edges of West Los Angeles. This illustration is printed onto vinyl and adhered to a stucco substrate. The illustration will also stretch over a storefront window and will have a higher translucency to allow view to/from the interior space.

* GENERAL NOTE
- ALL WALLS THAT WILL RECEIVE APPLIED ARTWORK SHALL HAVE
SMOOTH TROWEL PLASTER OVER CRACK ISOLATION SYSTEM.



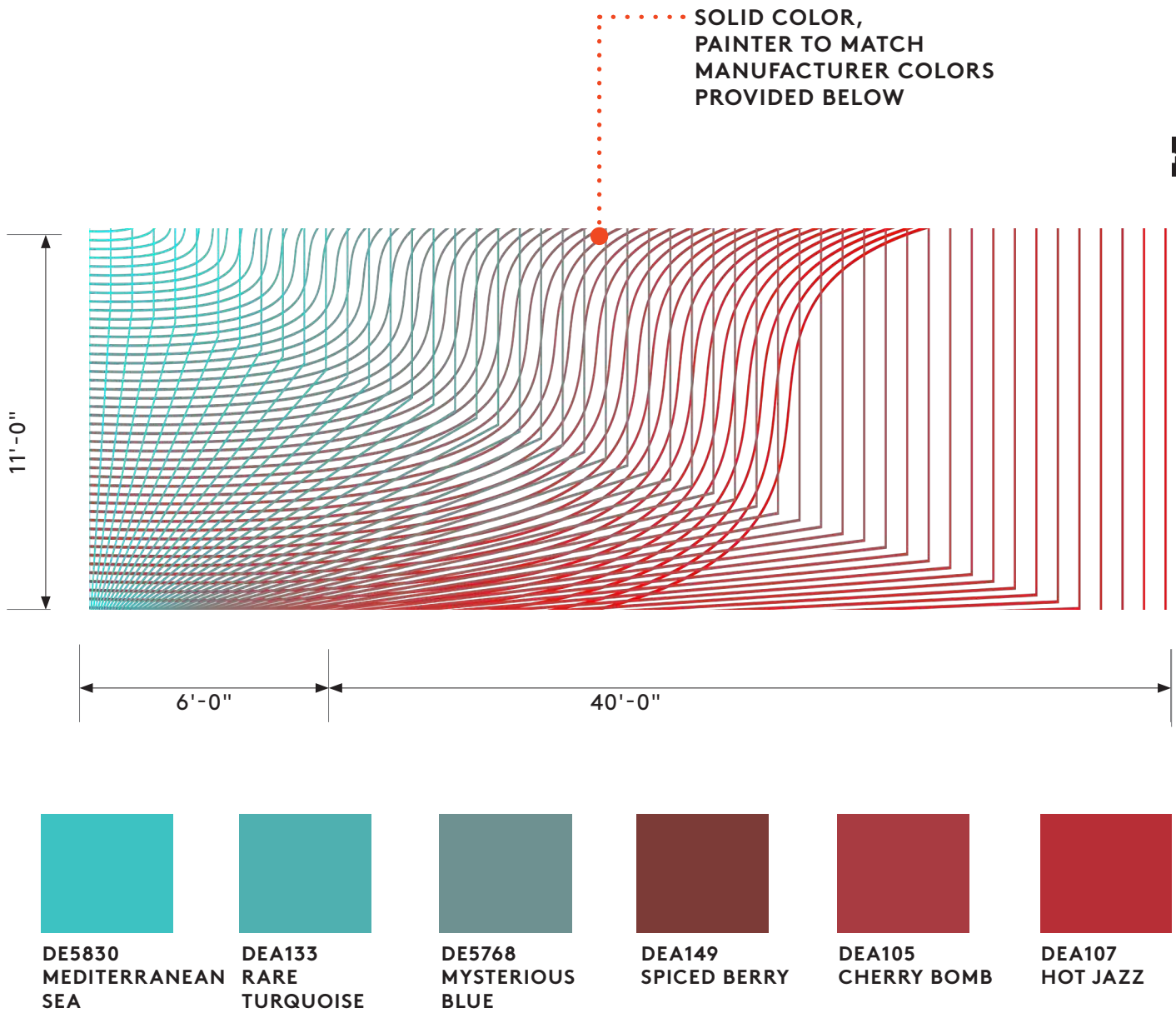


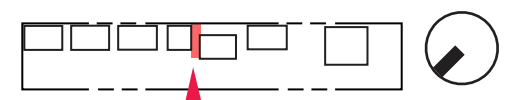


WEAVING LINES

A wall resembling a textile with two distinct sets of threads that interlace creating a gradient fabric-looking pattern.

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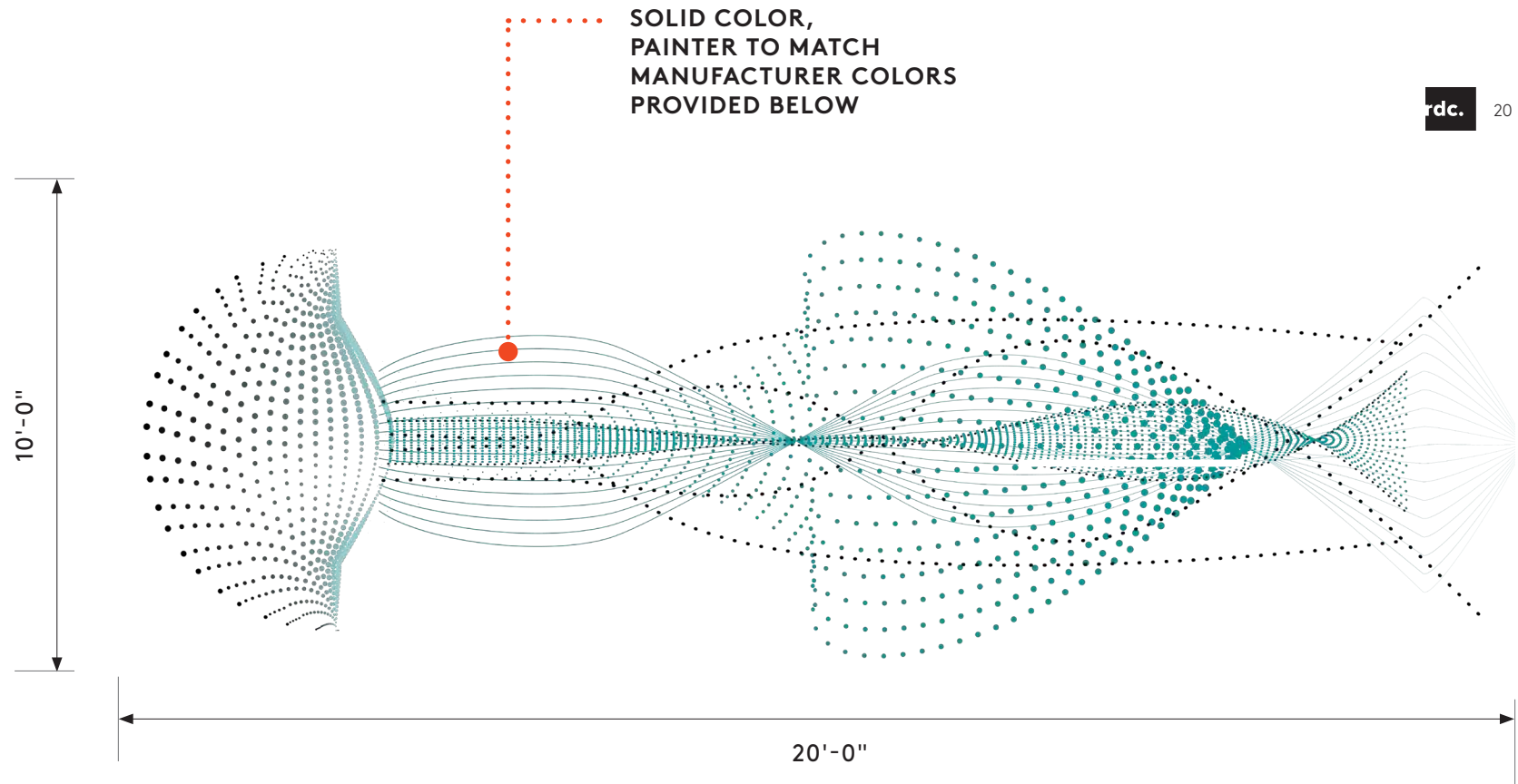
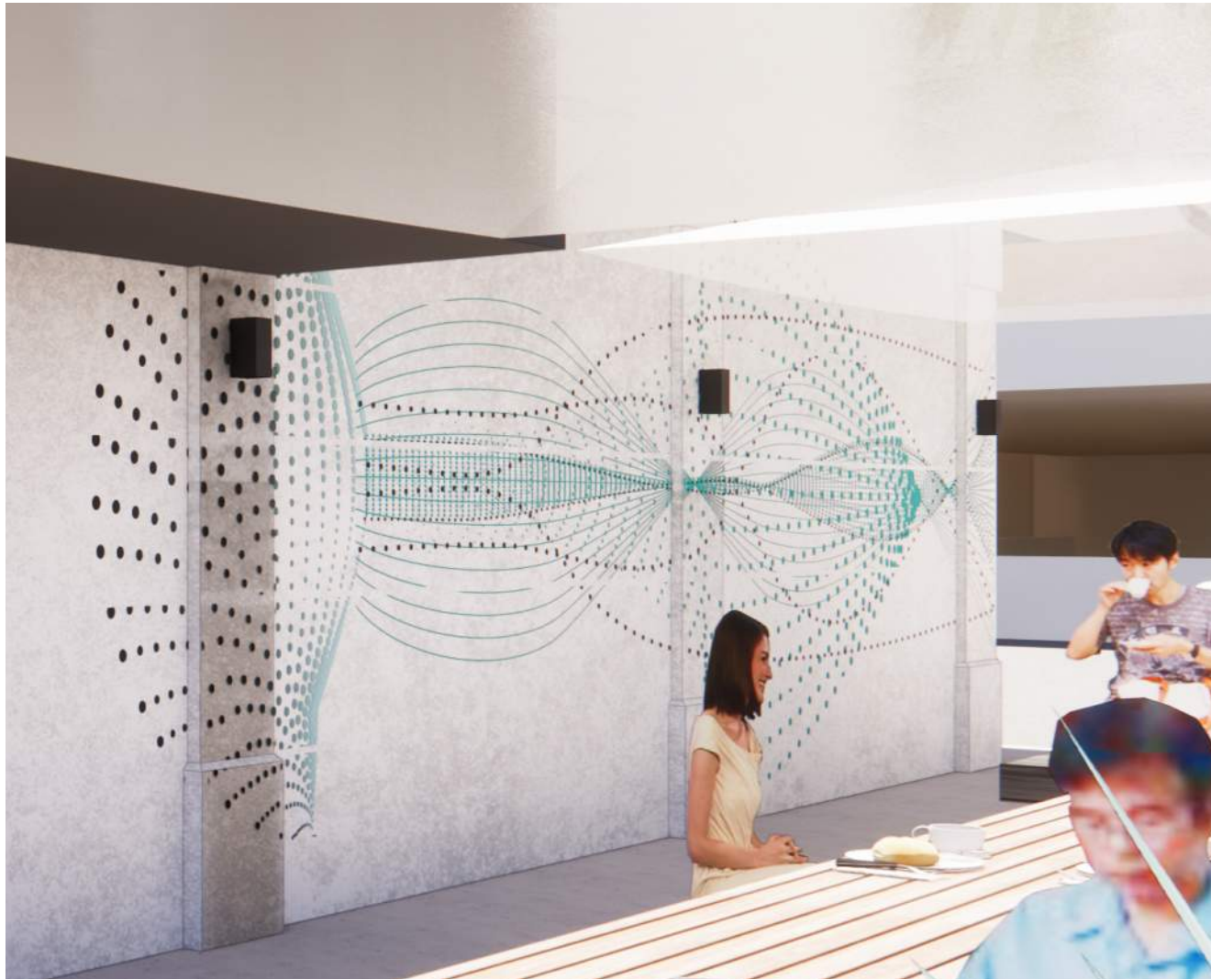


COMISSIONED ARTIST

This artwork piece was created by Adam Zalabany. The copyright will be purchased from this artist. The art will be printed onto exterior matte vinyl and applied over plaster substrate.





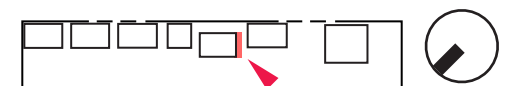


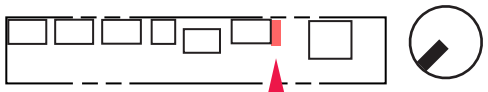
BLOOM

Did you know a group of jellyfish is called "A Bloom".

Given the location of the Marina, this artpiece pays omage to ntive sea life by taking an abstract look at the fluid nature of the jellyfish's structure.

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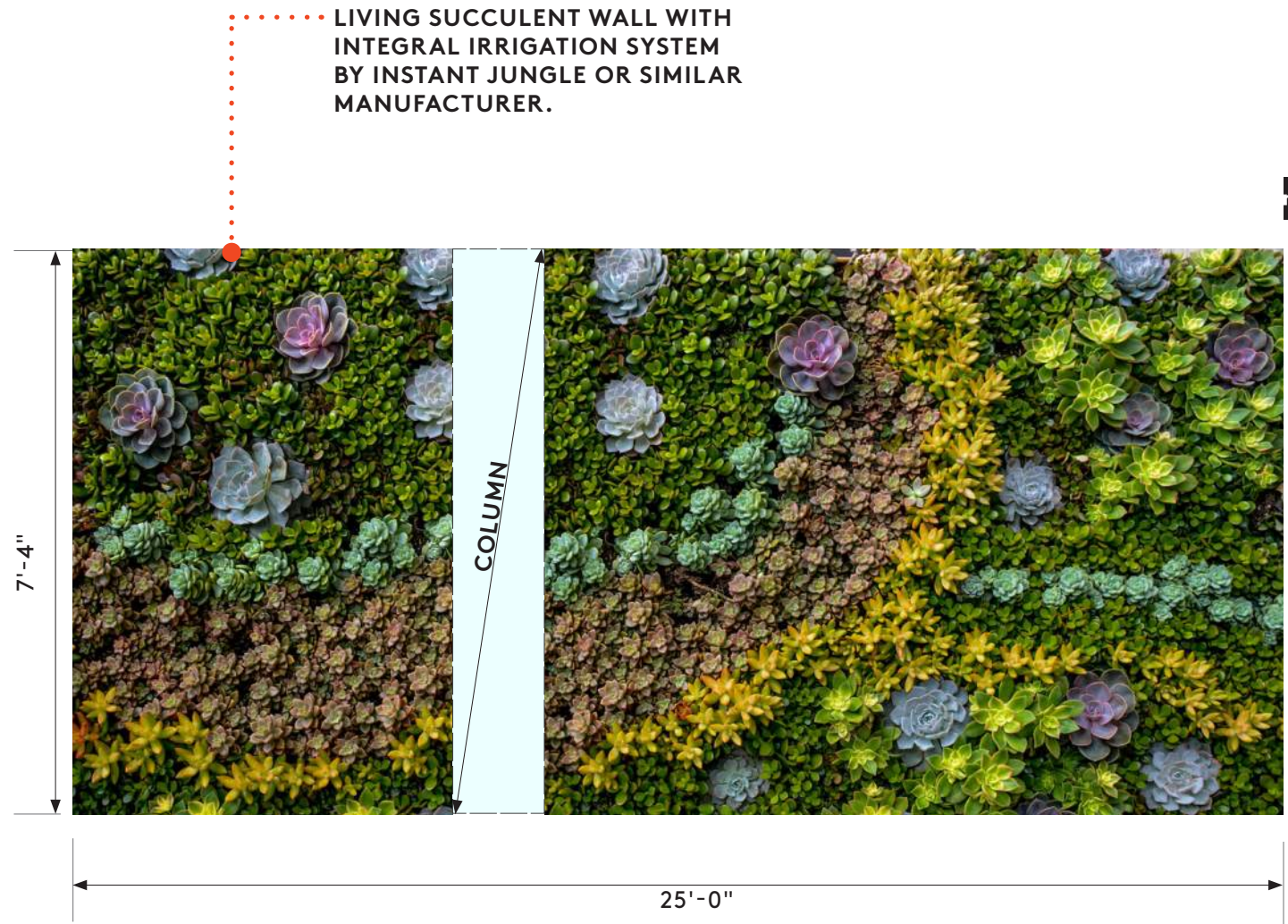






VERTICAL TOPOGRAPHY 2

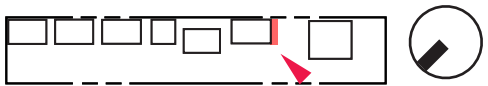
This organic composition is an abstract representation of a cozy living room space that connects the occupant with nature. Biophilic Design is an architecture approach that connects occupants to nature. Durability and maintenance will be considered in the selection of the plantings as well as long-term exposure to sunlight and the natural elements.

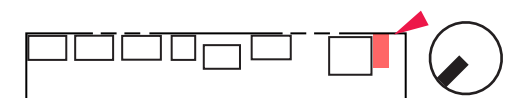


PLANT/SUCCULENTS



WALL PATTERN BY RDC, SUCCULENT LIVING PLANTING PROVIDED BY INSTANT JUNGLE OR SIMILAR COMPANY.





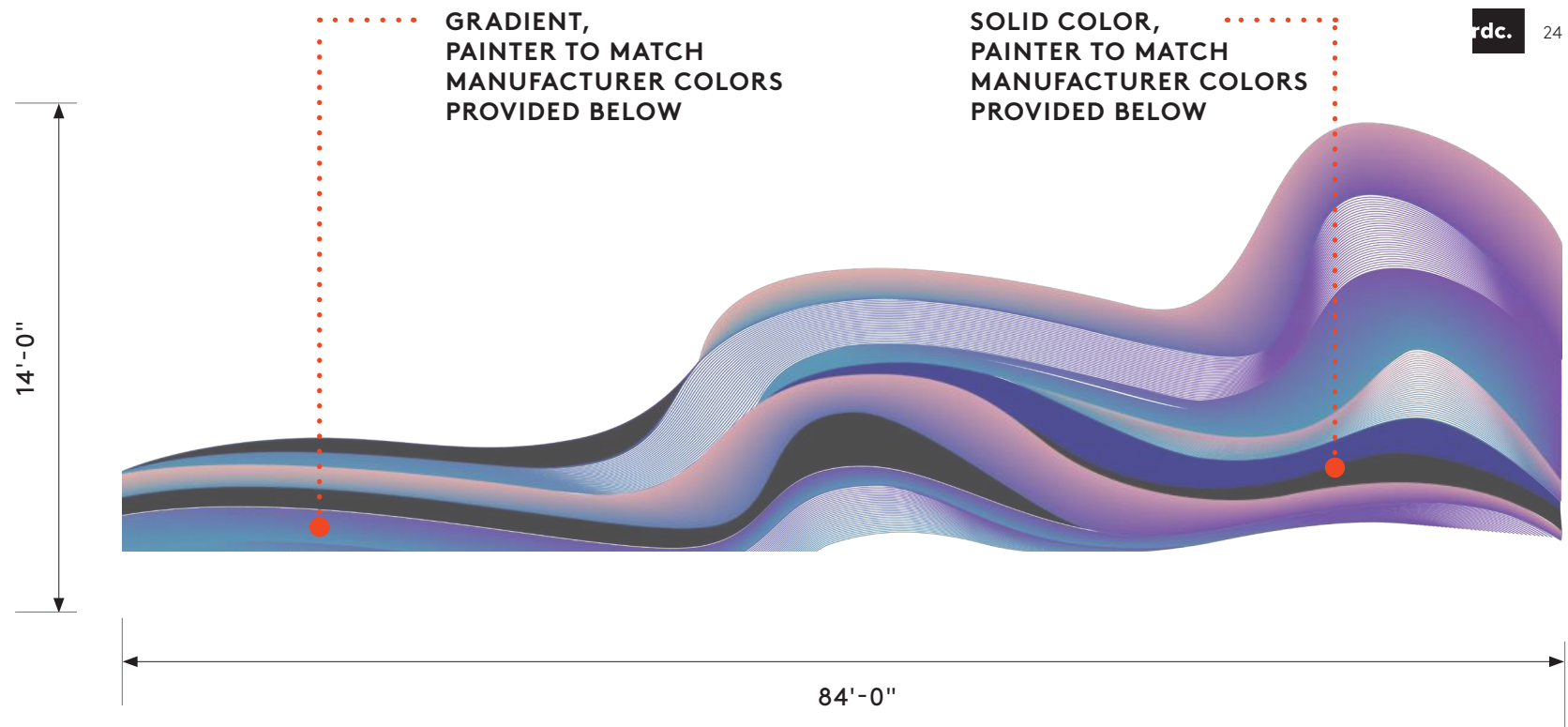


WIND WAVES

Wind waves have a certain amount of randomness to their creation; none are created equal. This piece ties in the context of the Marina, represents a continuous organic flow, and has no defined beginning point or ending point. The piece will be hand painted.

* GENERAL NOTE

- ALL WALLS THAT WILL RECEIVE APPLIED ARTWORK SHALL HAVE SMOOTH TROWEL PLASTER OVER CRACK ISOLATION SYSTEM.
- ELEVATION GRAPHIC TONED DOWN TO REFLECT SUNLIGHT SATURATION. TRUE COLOR VALUES WILL BE MATCHED WITH MANUFACTURER PAINT SELECTION PROVIDED.



DET583
SURF'S UP



DET586
PACIFIC BLUES



DE5913
MIDNIGHT
BLUSH



DEA140
COBALT



DE6350
DARK
ENGINE



DEA142
VIOLET
MAJESTY



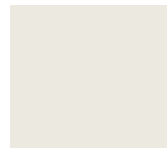
DE5984
CLOUDY PLUM



DE5018
FIRST PLUM

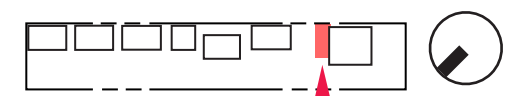


DE5999
ROYAL
PRETENDER



DE6318
ANTIQUE
PAPER





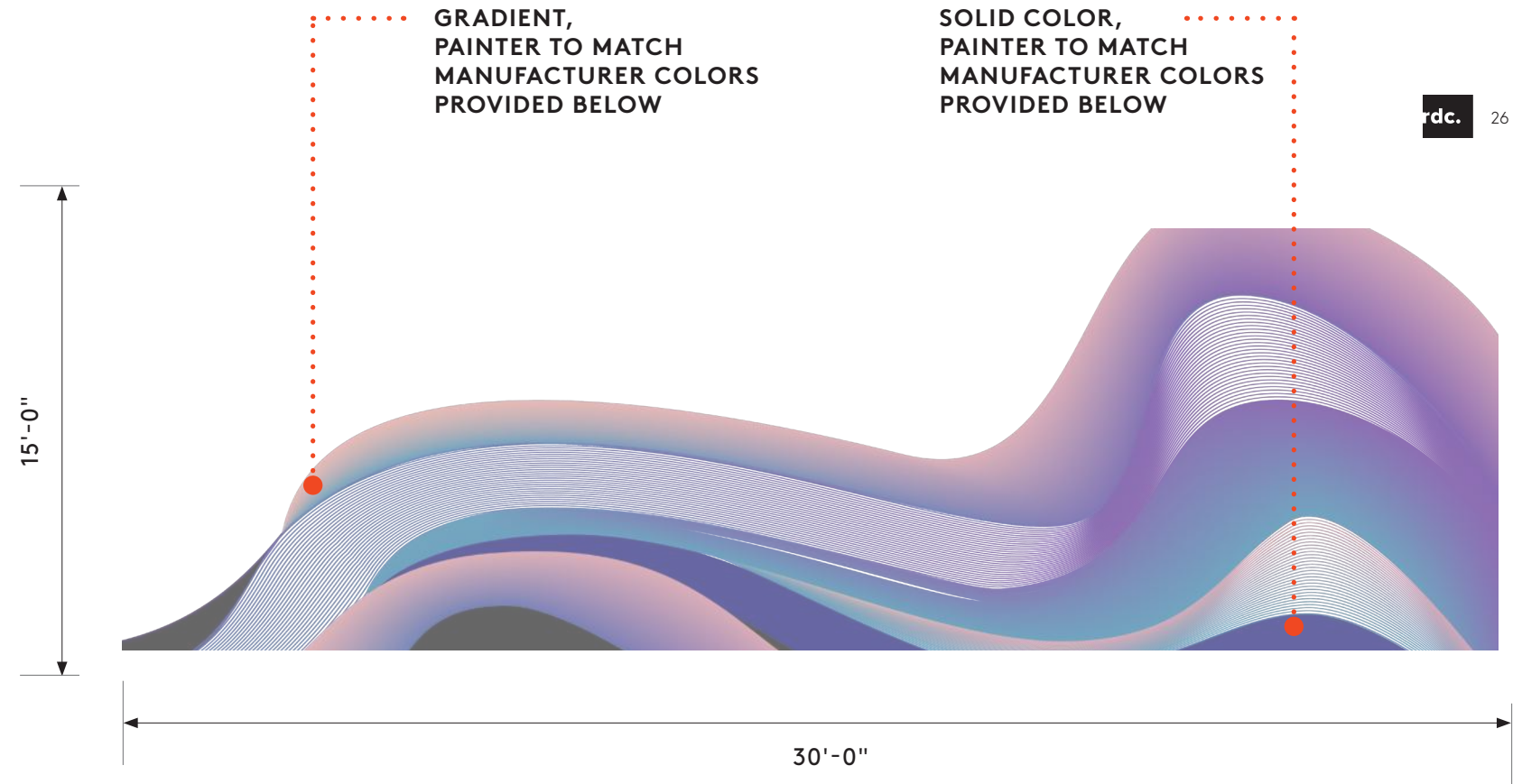


WIND WAVES

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DET583
SURF'S UP



DET586
PACIFIC BLUES



DE5913
MIDNIGHT
BLUSH



DEA140
COBALT



DE6350
DARK
ENGINE



DEA142
VIOLET
MAJESTY



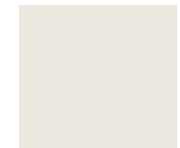
DE5984
CLOUDY PLUM



DE5018
FIRST PLUM



DE5999
ROYAL
PRETENDER



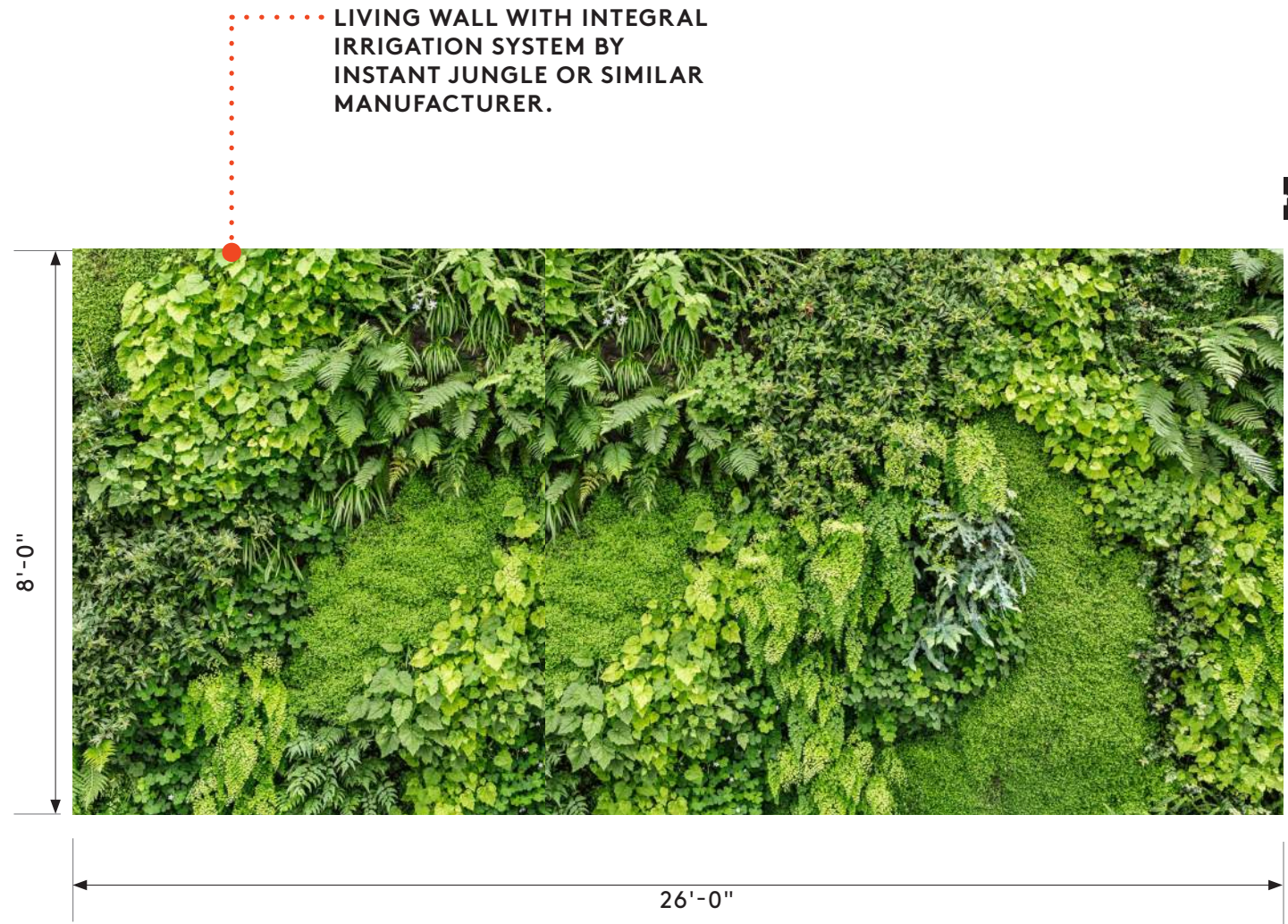
DE6318
ANTIQUE
PAPER





VERTICAL TOPOGRAPHY 4

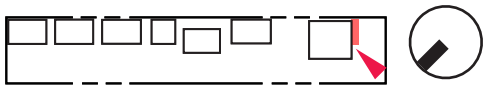
This organic composition features a playful leafy mix that can be seen from passing traffic at Via Marina as well as by patrons at the corner park & parking lot. This piece serves as a 'front door' element which welcomes the public to the site's west entriypoint as well providing a contrast of color, texture, and scale to the 'Wind Waves' mural above.. Biophilic Design is an architecture approach that connects occupants to nature. Durability and maintenance will be considered in the selection of the plantings as well as long-term exposure to sunlight and the natural elements.

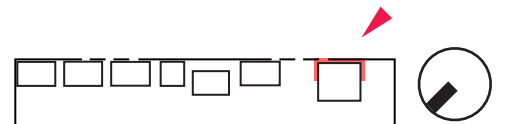


PLANTS



WALL PATTERN BY RDC, LIVING WALL TO BE PROVIDED BY INSTANT JUNGLE OR SIMILAR COMPANY.



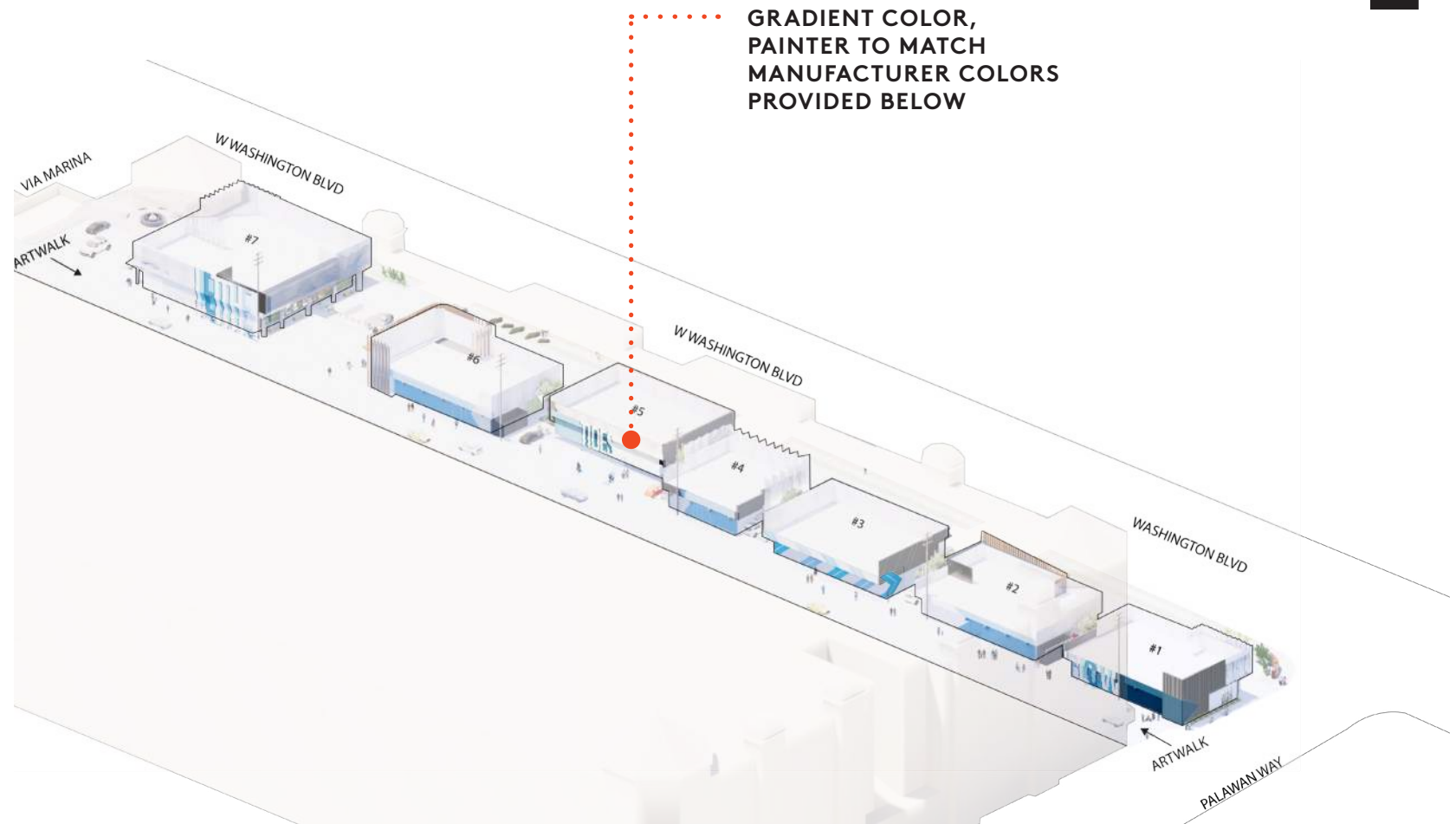




ARTWALK

The artwalk is inspired by the proximity to the Ocean. Mimicking an "underwater" ocean scene, the quote transforms the mood of the once forgotten alley into an expressive artwalk which is inspirational for both first-time visitors and regular patrons from the neighborhood.

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DEA183
DARK
SHADOWS

DE5852
RAINY LAKE

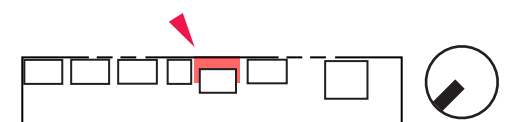
DE5850
WANDERING
RIVER

DE5830
MEDITERRANEAN
SEA

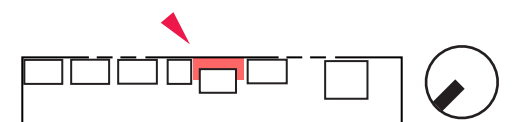
DE5827
SPRING
SHOWER

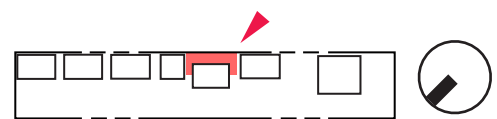
DE5847
ICE FISHING

DE6318
ANTIQUE
PAPER

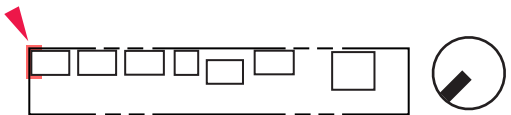














Caring for Our Coast

• • •

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

October 21, 2020

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5A – PARCEL 15 – AMLI RESIDENTIAL / THE HIVE MDR, LLC –
DCB # 20-006 – CONSIDERATION OF NEW SIGNAGE**

Item 5A on your agenda is a submittal from The Hive MDR, LLC (Applicant), seeking approval for a new sign. The project is located at 4242 Via Marina.

PROJECT OVERVIEW

Background

In October 2016, your Board approved the final design for the AMLI Residential apartment redevelopment project including architectural design, materials, landscaping, lighting, and a master sign program. The approved master sign program includes one business identification awning sign for the subject tenant, facing Via Marina. The sign would read "The Hive" in one-foot tall stainless-steel channel letters.

Existing Conditions

Parcel 15 is developed with a 585 apartment and anchorage development consisting of six buildings, 241 boat slips, and approximately 8,000 square feet of visitor-serving commercial space. The Hive, an approximately 1,036 square foot café, is located on the ground level of Building 5, facing Via Marina.

Proposed Project

The applicant proposes to install a second business identification sign on the building façade.

SIGNAGE

Building Façade

The applicant proposes one façade-mounted channel logo business identification sign, facing Via Marina. The sign would measure 3'-10" tall by 3'-10" wide and would be mounted to the building façade approximately 6'-4" above grade. The sign would be composed of a front-lit internally illuminated channel logo, flush mounted to the exterior wall. The sign would consist of a 4" deep aluminum return painted *Satin* white, with a



3/16" white acrylic face. The sign would be composed of a translucent *PMS 715c* orange vinyl applied to the surface of the white acrylic face. The sign would be illuminated from 5 p.m. until 10 p.m.

STAFF REVIEW

Staff finds the proposed project consistent with the Marina del Rey Design Guidelines. Staff also finds that the project is not consistent with the previously approved master sign program for the site and does not comply with the Revised Permanent Sign Controls and Regulations, which allows only one building façade identification sign per independent business entity on each noncontiguous street front and/or waterfront façade. The proposed sign would constitute a second tenant related identification sign.

Staff finds that the scale and design of the sign does not negatively impact the façade aesthetic. Furthermore, any sign that does not conform to the master sign program may be approved at the discretion of your Board.

Staff recommends **APPROVAL** of DCB #20-006, subject to the following condition(s):

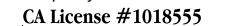
- 1) The Applicant shall obtain approval from the Department of Regional Planning.
- 2) No change shall be made to the approved design without written approval from the Department of Beaches and Harbors Planning Division staff.
- 3) No substantial change shall be made to the approved design without the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

GJ:MT:pw

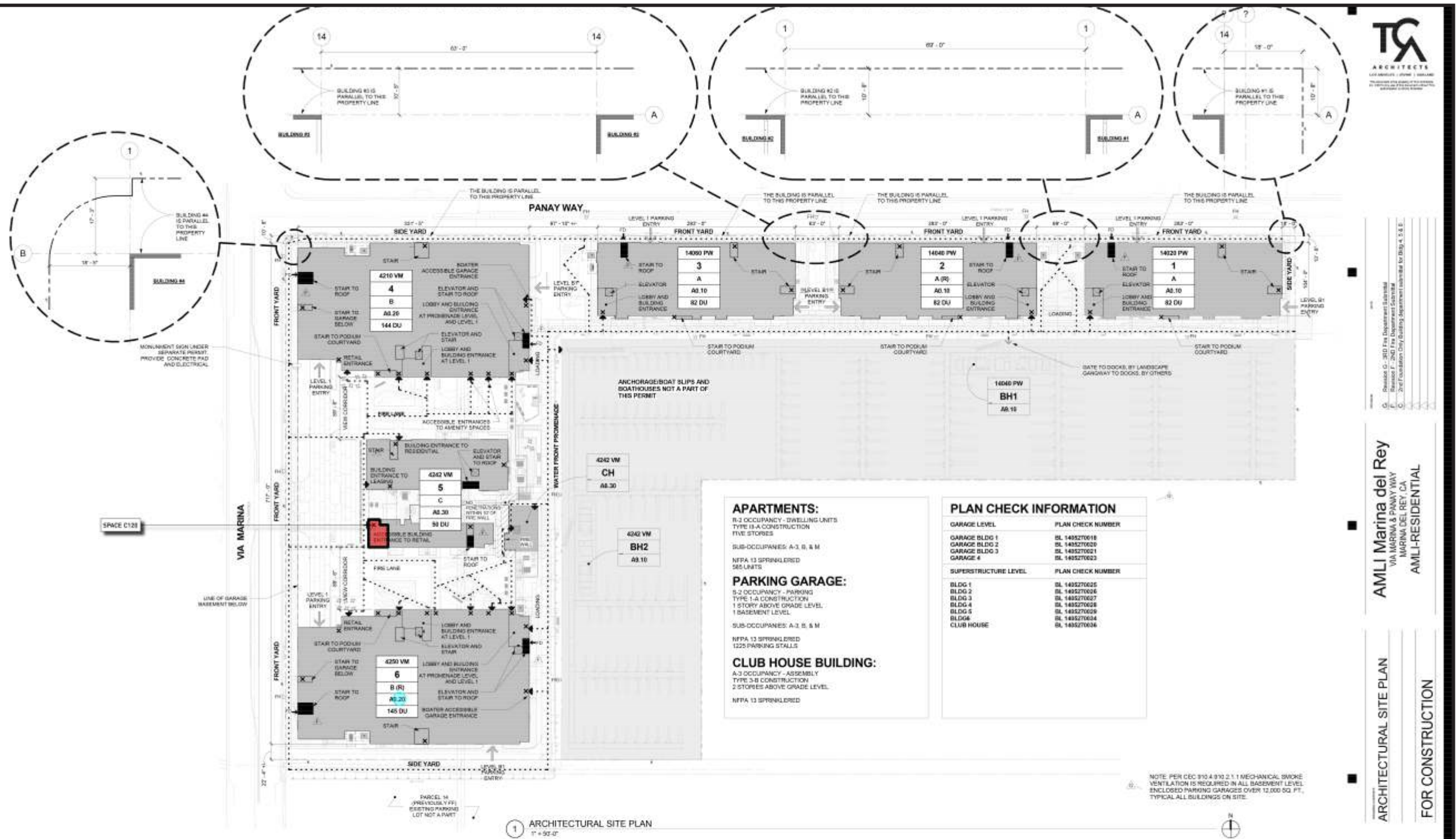


PROPOSED EXTERIOR SIGNAGE

Presented By: **Pinoy Creations Signs & Services, Inc.**

Scale: As Noted

Sheet: 1 Of : 6



- SITE PLAN NOTES**
- THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS AND IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. SEE PLANS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS.
 - SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
 - AN ACCESSIBLE ROUTE FROM THE DWELLING UNIT SHALL BE PROVIDED EITHER DIRECTLY FROM THE UNIT TO A GARAGE OR FROM THE PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE OF THE GARAGE PER CBC SECTION 1109A.2.1.
 - ALL ACCESSIBLE RAMPS AND ROUTES ARE REQUIRED TO HAVE THE FOLLOWING:
 - WALKING SURFACE SHALL NOT EXCEED 5% SLOPE.
 - RAMPS SHALL NOT EXCEED 8.33% SLOPE AND SHALL HAVE REQUIRED CURBS AND HANDRAILS.
 - ALL GROSS SLOPES SHALL NOT EXCEED 2%.
 - THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE.
 - SECURITY BARRIERS, INCLUDING BUT NOT LIMITED TO, SECURITY BOLLARDS AND SECURITY CHECK POINTS SHALL NOT OBSTRUCT ACCESSIBLE ROUTES MEANS OF EGRESS.
 - REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.
 - BOAT ANCHORAGE AND DOCK TO BE UNDER SEPARATE PERMIT. BOAT BUILDING CONTAINING RESTROOMS AND DOCK MASTERS OFFICE. BH1 & BH2 INCLUDED ALSO UNDER SEPARATE PERMIT.
 - ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH CBC CHAPTER 30.
 - BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 2002.4.1a THROUGH 2002.4.7a, BUILDING CODE 2002.4a.
 - PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3.
 - PROVIDE AN APPROVED CLASS T-16A STANDPIPE SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE 905. SUBMIT PLANS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - NO POINT WITHIN A BUILDING REQUIRING STANDPIPES SHALL BE MORE THAN 130 FEET TRAVEL DISTANCE FROM A STANDPIPE OUTLET CONNECTION. COUNTY FIRE CODE 906.2.1.3.
 - REFER TO THE FOLLOWING NOTES FOR EGRESS, FIRE EXTINGUISHER AND ADDRESS SIGNAGE REQUIREMENTS:
 - SHEET 0.30a DIVISION 8.A. DOORS & WINDOWS, NOTE 04.
 - SHEET 0.30b DIVISION 13A. LIFE SAFETY SYSTEMS, NOTE 01, 03 A & 13.
 - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
 - PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (69 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 310.6 AND POINT OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DROP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.

- APARTMENTS:**
R-2 OCCUPANCY - DWELLING UNITS
TYPE 1B-A CONSTRUCTION
FIVE STORIES
SUB-OCCUPANCIES: A-3, B, & M
NFPA 13 SPRINKLERED
585 UNITS
- PARKING GARAGE:**
S-2 OCCUPANCY - PARKING
TYPE 1-A CONSTRUCTION
1 STORY ABOVE GRADE LEVEL
1 BASEMENT LEVEL
SUB-OCCUPANCIES: A-3, B, & M
NFPA 13 SPRINKLERED
1225 PARKING STALLS
- CLUB HOUSE BUILDING:**
A-3 OCCUPANCY - ASSEMBLY
TYPE 3-B CONSTRUCTION
2 STORIES ABOVE GRADE LEVEL
NFPA 13 SPRINKLERED

SITE PLAN LEGEND	
	BUILDING ADDRESS VM = VIA MARINA PW = PANAY WAY
	BUILDING NUMBER
	BUILDING TYPE (R) = REVERSE
	ARCHITECTURAL SHEET SERIES
	NUMBER OF DWELLING UNITS
	ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE
	BUILDING VEHICULAR PARKING GARAGE ENTRY/EXIT
	PROPOSED TRANSFORMER (T) AND SWITCHGEAR (SG) LOCATION
	FIRE HYDRANT LOCATION, VERIFY LOCATION WITH CIVIL DRAWINGS
	FIRE DEPARTMENT ACCESS
	SETBACK LINE
	PROPERTY LINE

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE CONSTRUCTION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE CONSTRUCTION OF THE BUILDING.

A0.01

2015.07.01
REVISED
AS INDICATED
5x11"
SCALE
DATE
2015.07.01

PINOY CREATIONS
SIGNS and SERVICES, INC.
#422 W. Milford Street Unit-A, Glendale, CA 91203
e-mail: rudy@pinoycreations.com
Phone: 818.567.0045 / Cell: 818.665.9619
www.pinoycreations.com
CA License #1018555

The Hive
Marina Del Rey
4242 Via Marina, Suite-C120
Marina Del Rey, CA 90292

Date: 09/02/2020
Salesperson: Rudy T. Furigay
Coordinator: Rudy T. Furigay
Designer: Rudy T. Furigay
Scale: As Noted

Revisions	
	Revision Note
	Revision Note
	Revision Note
	Revision Note
	Revision Note
	Revision Note
	Revision Note
	Revision Note

CUSTOMER APPROVAL

Customer Signature _____ Date _____

AFTER PROOF IS SIGNED & DATED "Pinoy Creations" IS NOT RESPONSIBLE FOR ANY CHANGES TO COLOR, SIZE, CLEAR COAT OR ARTWORK. PRODUCTION WILL BEGIN ONLY AFTER PROOF IS SIGNED, DATED & AT LEAST 50% DEPOSIT IS RECEIVED FROM CUSTOMER. IF A DEPOSIT IS PLACED TO BEGIN PRODUCTION, THE SIGN WILL NOT BE INSTALLED UNTIL REMAINING BALANCE IS PAID.

ALL Pantone® colors are mixed using computer generated formulas and are matched Pantone® to Solid Color® Formula Guide book before application to sign. Colors will vary from digital proof to actual sign. All colors NOT indicated as Pantone® to any 1-800 Lettering External colors unless otherwise stated. Colors will differ depending on computer monitor calibration. For true color reproduction can only be obtained by seeing the actual color in person on a sign or vehicle.

LANDLORD APPROVAL
Morgan Erickson 9/16/20
Landlord Signature _____ Date _____

This design is the exclusive property of Pinoy Creations and cannot be reproduced in whole or in part, without their prior written approval.

PRIMARY ELECTRICAL CONNECTION

Customer is to furnish all primary electrical services and connection to within 10 ft. of the proposed sign location. Including timers, photo cells, switches and/or other controls required by local city ordinances at customers own expense. If the sign is installed above the roof line, contact your roof contractor to reveal mounting and electrical penetrations in order to avoid roof warranty issues. Standard connection 120 volts.

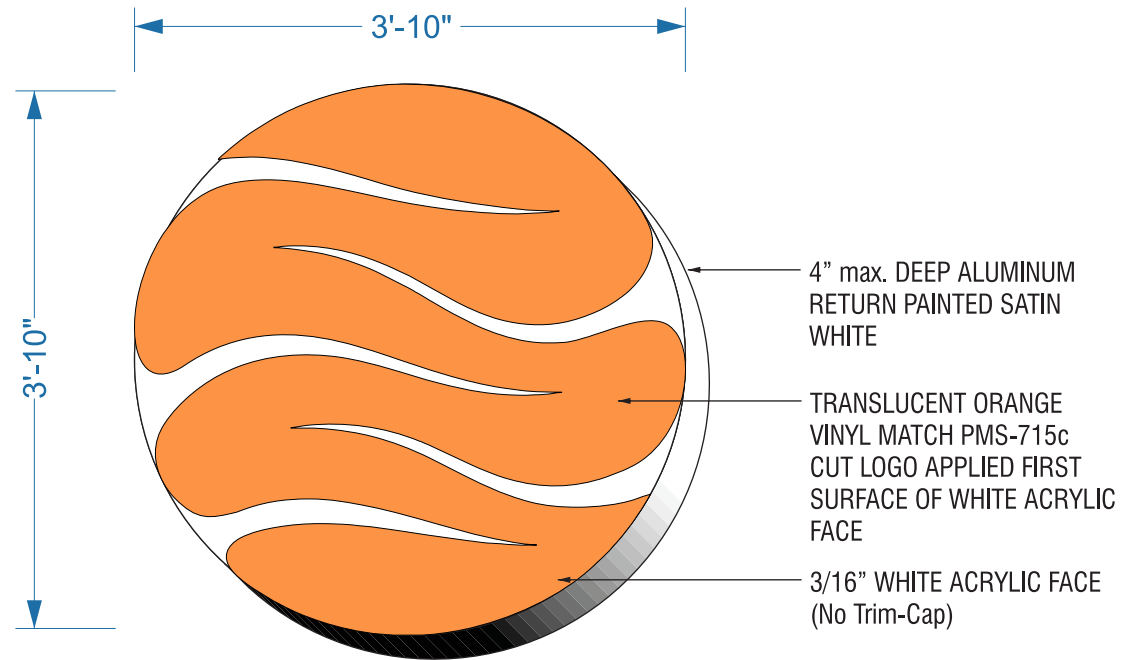
UL ALL ELECTRICAL COMPONENTS
Underwriters Laboratories Inc. APPROVED

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

Drawing Number: 00-00000
Work Order Number: 00000
Sheet: 2 Of : 6

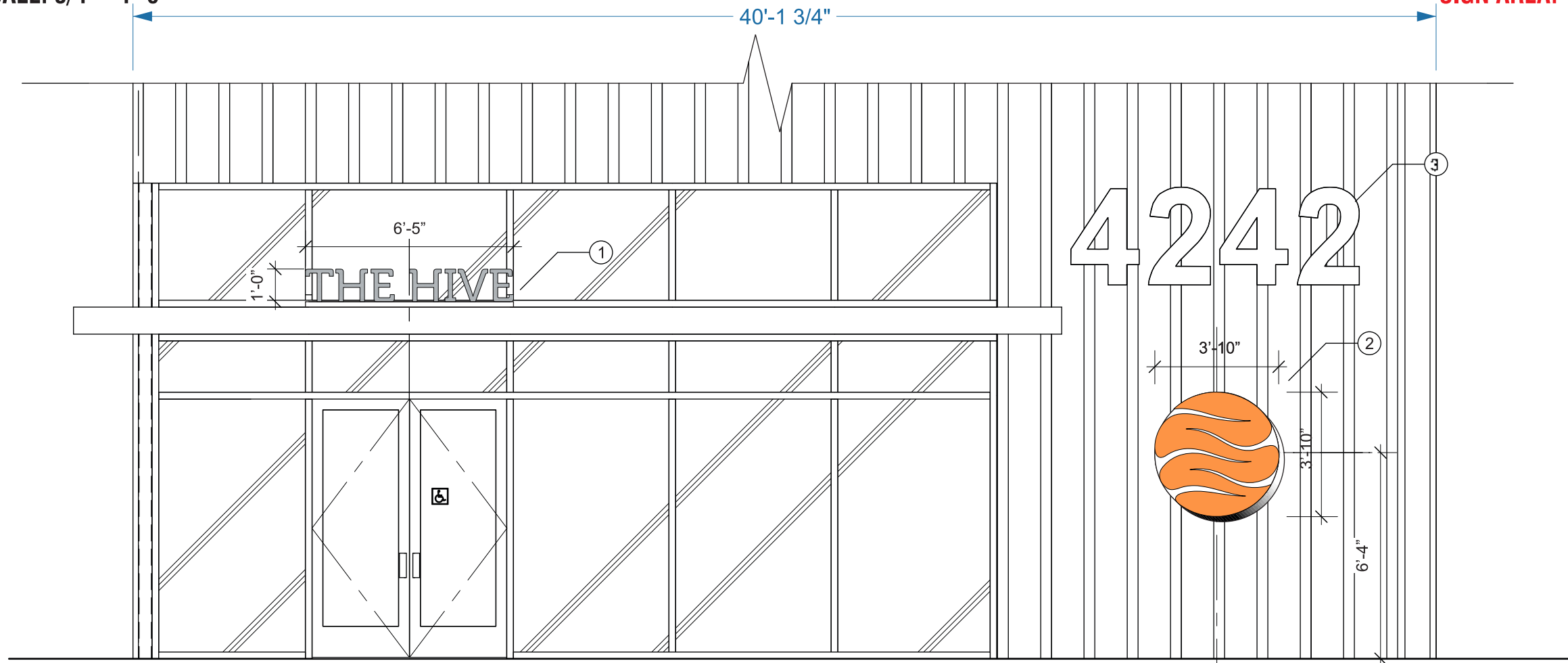
Important Read: Customer is "Responsible" to review and check this drawing and their Artwork (i.e., logo), its spelling, colors, and material type. Customer is "Responsible" for providing Vector (Lineart) Artwork, or must approve "Reproduced" Artwork.

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



1 **PROPOSED SIGN-B** Manufacture & Install (1) One Set Of LED Internally Illuminated Front-Lit Channel Logo, Flush Mounted To the Exterior Wall
5 **SCALE: 3/4" = 1'-0"**

SIGN AREA: 14.69 sq. ft.



2 **FRONT ELEVATION**
5 **SCALE: 1/4" = 1'-0"**

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


PINOY CREATIONS
SIGNS and SERVICES, INC.
#422 W. Milford Street Unit-A, Glendale, CA 91203
e-mail: rudy@pinoycreations.com
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The Hive
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Date: 09/02/2020
Salesperson: Rudy T. Furigay
Coordinator: Rudy T. Furigay
Designer: Rudy T. Furigay
Scale: As Noted

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

CUSTOMER APPROVAL

Customer Signature _____ Date _____

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LANDLORD APPROVAL

Morgan Erickson 9/16/20
Landlord Signature _____ Date _____

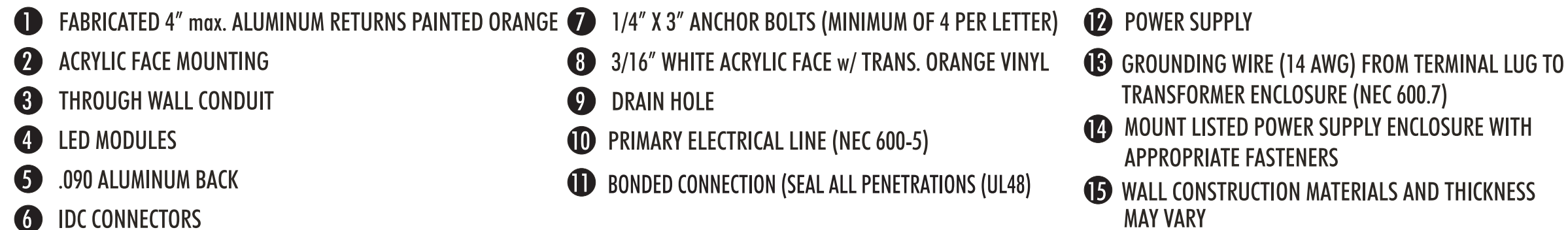
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ALL ELECTRICAL COMPONENTS
Underwriters Laboratories Inc.
APPROVED

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

Drawing Number: 00-00000
Work Order Number: 00000
Sheet: 5 Of: 6



A diagram of a circular sensor array. The array consists of a central orange-colored region with white curved lines, surrounded by a grey ring. Six numbered callouts point to specific components: 1 points to the orange central region, 2 points to the grey ring, 3 points to a small grey rectangular component on the ring, 4 points to a small white rectangular component on the ring, 5 points to a small grey rectangular component on the ring, and 6 points to a small white rectangular component on the ring. Red lines connect the small white components to the orange central region.

- 1 3/16" Acrylic Face w/ Trans. Vinyl
- 2 Aluminum Returns Painted Orange
- 3 .090 Aluminum Back
- 4 IDC Connectors
- 5 Acrylic Face Mount
- 6 LED Modules fastened with Silicone



ALL ELECTRICAL COMPONENTS
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1	Revision Note	5	Revision Note
2	Revision Note	6	Revision Note
3	Revision Note	7	Revision Note
4	Revision Note	8	Revision Note

CUSTOMER APPROVAL

7M. LANDLORD APPROVAL

This design is the exclusive property of Pinoy Creations and cannot be reproduced in whole or in part, without their prior written approval.

PRIMARY ELECTRICAL CONNECTION

Customer is to furnish all primary electrical services and connection to within 10 ft. of the proposed sign location. Including timers, photo cells, switches and/or other controls required by local city ordinances at customers own expense. If the sign is installed above the roof line, contact your roof contractor to seal mounting and electrical penetrations in order to avoid roof warranty issues. Standard connection 120 volts.



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Of : 6

SECTION DETAILS -TYP.

1 PROPOSED SIGN-B LED INTERNALLY ILLUMINATED FRONT-LIT CHANNEL LOGO

6 SCALE: NTS

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



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

October 21, 2020

TO: Design Control Board

FROM: Gary Jones, Director 

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

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On September 4, 2020, the Board of Supervisors (BOS) authorized the Director of the Department of Beaches and Harbors (DBH) to negotiate and execute an amendment to the existing concession agreement with Sea View Restaurants, Inc. (Concessionaire), the operator of Gladstone's restaurant located at Will Rogers State Beach, that includes the following terms: (a) effective June 1, 2020, Concessionaire shall pay to the County percentage rent only, at such rates as may be negotiated by the parties; (b) any reductions in percentage rental rates shall be effective only for such time as the applicable County Public Health Order restricts restaurants from operating below 100% capacity (i.e., 707 seats at Concessionaire's restaurant), or until October 31, 2021; (c) guaranteed operation through at least October 31, 2021; (d) in the event of a delay in commencement of construction by the new operator beyond the current expiration of the concession agreement (October 31, 2022), Concessionaire shall have a right of first refusal for any short-term extension that the County may wish to grant, on terms to be negotiated at that time, so that the building does not become vacant and ensure continuous restaurant operations at the site; and (e) personal guarantee related to the current concession agreement will remain in effect throughout the term and any extension thereof, including pursuant to the right of first refusal described above.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the August and September 2020 Regional Planning Commission agenda.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the August and September 2020 California Coastal Commission (CCC) agenda.

FUTURE MAJOR DESIGN CONTROL BOARD ITEMS

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



SMALL CRAFT HARBOR COMMISSION MINUTES

The September 2020 Small Craft Harbor Commission meeting was canceled due to no new business.

REDEVELOPMENT PROJECT STATUS REPORT

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

GJ:MT:tjf

Attachments (1)

**Marina del Rey Redevelopment Projects Report
As of October 1, 2020**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>*New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p>Massing -- One six-story, 72' high hotel and one five-story 61' high hotel.</p> <p>Parking -- 231 parking spaces serving the hotel and wetland park.</p>	<p>Proprietary -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p>Regulatory -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, and anticipated completion date is January 2021.</p>
10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p>Massing -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p>Parking -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p>Proprietary -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16.</p> <p>Regulatory -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project. Project completion is expected in early 2021.</p>
43 -- Marina del Rey Hotel Anchorage	Jeff Pence	<p>* Demolition of a 349-slip marina and construction of a 277-slip marina.</p>	<p>Massing --</p> <p>Parking--163 spaces for boaters</p>	<p>Proprietary -- Construction was completed and the final sign offs were done in early June 2020. Lessee is waiting for the Certificate of Occupancy.</p> <p>Regulatory -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016.</p> <p>Regulatory Matter: Parking Permit for reduced Parking.</p>

**Marina del Rey Redevelopment Projects Report
As of October 1, 2020**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> * Build 5 new visitor serving commercial and dry storage buildings * 82,652 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces 	<p>Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.</p> <p>Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p>Proprietary -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Trader Joe's opened on 4/18/19. Project completion is expected in late 2020.</p> <p>Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p>Regulatory Matter: Shared Parking Agreement.</p>
113 -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> * Complete leasehold refurbishment of 981 apartments 	<p>Massing -- Existing buildings to remain.</p> <p>Parking -- Existing parking to remain.</p>	<p>Proprietary -- Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable and senior units.</p> <p>Regulatory --</p>
15 -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> * Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-Parking space garage 	<p>Massing -- Six buildings up to 5 stories and 70' high</p> <p>Parking -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p>Proprietary -- The lease was executed on 1/30/14. Construction commenced on August 4, 2014.</p> <p>Regulatory -- June 30, 2014, demolition of the site commenced. August 2014 --Construction of project is underway. Project completion is expected in late 2020.</p>



Caring for Our Coast

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Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

October 21, 2020

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

BEACH EATS TO GO - GOURMET FOOD TRUCK EVENT

14101 Panay Way ♦ Marina del Rey
Thursdays through October 29, 2020
5:00 p.m. – 9:00 p.m.

The Los Angeles County Department of Beaches and Harbors (Department) hosts a “to go” gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods. Order online only at bestfoodtrucks.com/beacheatstogo and then pick up your delicious food “to go” from Parking Lot #11 at 14101 Panay Way. A face cover and 6-foot physical distancing from others is required. The weekly assortment of food trucks will vary along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit beaches.lacounty.gov

MARINA DEL REY FARMERS' MARKET

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey
Saturdays
Senior Hour: 8:00 a.m. – 9:00 a.m.
Regular Market Hours: 9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Saturdays. The Marina del Rey Farmers' Market offers fresh, locally grown organic and conventionally grown fruits and veggies. Also available are prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes. A face cover and 6-foot physical distancing from others is required.



For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit beaches.lacounty.gov

W.A.T.E.R PROGRAM FALL & WINTER SAILING

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey
2020 Afternoon Session Sailing Class Dates - All Levels Each Week

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

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

October

October 19 – 23

October 26 – 30

November

November 2 – 6

November 9 – 13

November 16 – 20

November 30 – December 4

December

December 7 – 11

December 14 – 18

Ages: 11 – 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Fee: \$224 for 5-day session

1:00 p.m. – 5:00 p.m.

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

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

GJ:CB:da