



Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

SPECIAL MEETING

Wednesday, July 1, 2020, 1:00 p.m.

Virtual Meeting via Zoom

AUDIO LINK [DCB JULY 1 2020 SPECIAL MEETING](#)

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

2. **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.

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**

None

5. **New Business**

A. Parcel EE – Burton W. Chace Park – DCB # 20-001 – Consideration of conceptual design for site improvements

B. Parcel 95 & LLS – Marina West Shopping Center – DCB # 20-002 – Consideration of conceptual design for site redevelopment

C. Parcel 8 – Harborside Marina Bay Apartments – DCB # 20-003 – Consideration of new sign program

D. Parcel 44 – Pacific Marina Venture, LLC / Hiho Cheeseburger, Uovo Pasta, and KazuNori – DCB # 20-004 – Consideration of new signage and exterior improvements

6. **Adjournment**



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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.

All materials provided to the Design Control Board Members, including past meeting reports and audio files, are available for public review on the Department of Beaches and Harbors website. 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.

Please visit the Department of Beaches and Harbors Website Address at <http://marinadelrey.lacounty.gov>, or the [Design Control Board Archive](#) for more information.



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July 1, 2020

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5A – PARCEL EE – BURTON CHACE PARK – DCB # 20-001 –
CONCEPTUAL DESIGN CONSIDERATION FOR SITE IMPROVEMENTS**

Item 5A on your agenda is a submittal from the Department of Beaches and Harbors (DBH), seeking conceptual design approval for site improvements to Burton Chace Park. The project is located at 13650 Mindanao Way.

PROJECT OVERVIEW

Background

A Burton W. Chace Park Master Plan (Master Plan) was prepared for DBH by the RRM Design Group in May 2009. The Master Plan envisioned the creation of a civic and recreational center for Marina del Rey that would energize and revitalize the community through incorporating systems that emphasize native plantings, provide site continuity, and enhance views and connections to the water.

On March 12, 2015, your Board approved exterior building modifications to the Boathouse, a three-story, approximately 6,000 sq. ft. building, located on the waterside Parcel 48. The project also included modifications to the Chace Park parking lot just north of the Boathouse, a new greenway connection between Parcels EE and 77, and additional landscaped areas adjacent to the Boathouse within Burton Chace Park.

On April 9, 2015, your Board approved improvements to the promenade adjacent to Anchorage 47, which is located on Lease Parcels 45, 47 and EE, at the westerly terminus of Mindanao Way. The project included plans to install new pavers, fencing, gates, and lighting on the promenade adjacent to the anchorage. The project was part of larger plans to redevelop the entire anchorage, including demolishing existing docks and constructing new ones, and upgrading the underground water, sewer, electrical and telecommunications landside infrastructure.

Existing Conditions

Burton Chace Park is a ten-acre waterfront park located at the end of Mindanao Way with views of the Main Channel and Basins G and H. The park features a community room,



picnic pavilions, a winding pedestrian path, dog runs, transient docks, public and boater restrooms, and outdoor venue spaces for public events and shows hosted by the Department throughout the year.

Proposed Project

The proposed project consists of various site improvements at the park including renovation or replacement of existing facilities and infrastructure as well as the addition of new amenities such as play areas, seat walls, a stage, and amphitheater seating.

SITE DESIGN

DBH proposes a new design for the plaza at the main entrance to the park on Mindanao Way. This entrance plaza would be improved with decorative pavers and seat wall nooks. The existing water feature at the entrance plaza would be replaced with a 350 square foot space for a water jet play fountain, which would include new decorative paving and a sculpture.

All existing shelters at the picnic pavilion area would be improved with replacement roofing, new tables, and removal of the low walls around the perimeter of each shelter. A great lawn area would be created at the center of the picnic pavilion area, furnished with game nooks and picnic tables. A bioswale would be introduced to the property, adjacent to the picnic pavilion area.

Promenade paving around the perimeter of the park would be redesigned to match the existing promenade at Anchorage 47.

A new 2,400 square foot stage area for live performances would be created at the southwest corner of the park, with decorative paving and amphitheater-style seating walls installed in the adjacent slope. The Helmsman statue in this area would remain at its current location and a new retaining wall would be installed to separate the statue from the performance area.

Although the community building is outside the scope of the proposed project, DBH would demolish the raised platform east of the building, install new pavers surrounding the building, and add patio arbors to the north and east sides of the community room. The patio facing the picnic pavilion area would be remodeled with seat walls and accent paving, opening towards the great lawn.

A new 2,400 square foot nautical-inspired play area is proposed along an existing slope at the northwest end of the park. The play area includes rope ladders and other creative play equipment such as a 5,400 square foot sea monster-inspired play equipment. A bench would be installed across from the proposed play area.

All public restrooms would be remodeled and outfitted to have the same number of stalls, urinals, and showers that currently exist at the site.

STAFF REVIEW

Burton Chace Park is a popular Marina del Rey destination, frequented by thousands of county residents and visiting patrons each year. As established in the Marina Del Rey Design Guidelines, specifically the community-wide guidelines for Burton Chace Park, this park should provide a variety of experiences that relate to the marine environment and encourage walking, picnicking, special events, and educational programs. As such, DBH proposes to remove many of the aged structures at the park and replace them with modern, attractive facilities that will complement the surrounding marine environment and maximize opportunities for recreational activity. This design would provide active and passive recreational uses and would offer a variety of spaces that connect people to the land and water and provide interactive social and cultural opportunities. Boater amenities such as restrooms would be renovated, shade structures and seating would be provided, and visually stimulating paving treatments would be installed to complement site architecture. Installation of an interactive, family-friendly water feature that children can play in, would also be added to the site as encouraged by DG 274.

An ex-parte meeting was held on March 19, 2020 with Department of Beaches and Harbors staff and Design Control Board (DCB) members Steven Cho and Tony Wong. The DCB members commented that the promenade around the perimeter of the park should be redesigned so that the direction of the pavers is consistently oriented perpendicular to the pedestrian path of travel. Staff has revised the project design to remove the paver band along the promenade and plans to provide a more refined design when the project returns for Final Design consideration.

DBH has submitted the planned design of the proposed project for conceptual review and approval only and will return for final design approval at a future date. Staff finds that the proposed project is consistent with the Marina del Rey Design Guidelines.

Staff recommends APPROVAL of DCB #20-001, subject to the following condition(s):

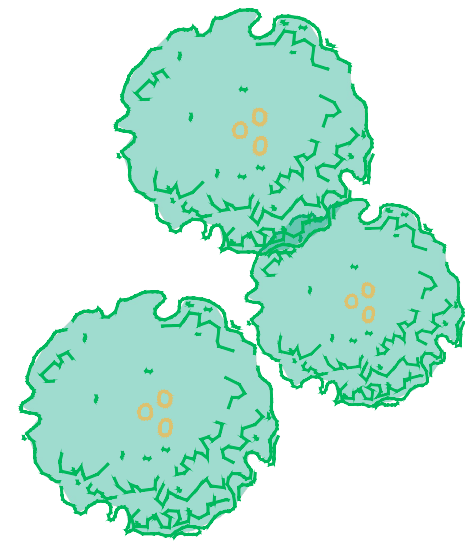
- 1) The Applicant shall obtain approval from the Department of Regional Planning.**

GJ:MT:pw

BURTON CHACE PARK

CONCEPTUAL PLAN

LEGEND:

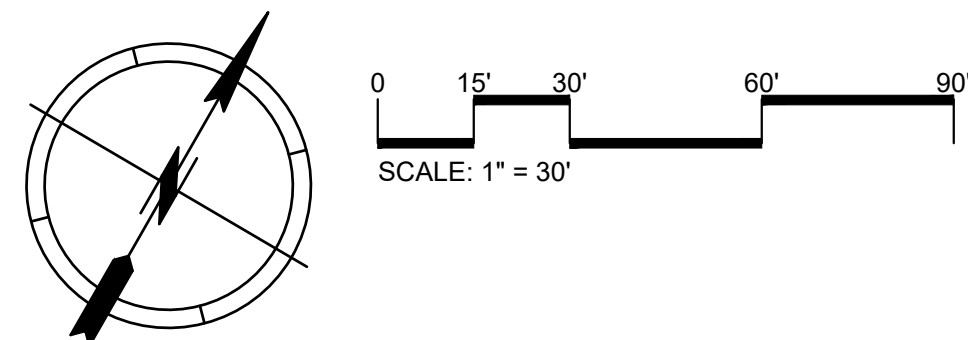


EXISTING TREES (TYP.)

LEGEND:

- ① ENTRANCE PLAZA with
 - 4,480 S.F. OPEN SPACE WITH DECORATIVE PAVING
 - SEAT WALLS
 - 350 S.F. SPACE FOR WATER JET PLAY FOUNTAIN
- ② CONVERSATION NODE (TYP.)
 - "NOOKS" WITH SEATWALLS ON THREE SIDES
- ③ PICNIC SHELTERS
 - REPLACE ROOF
 - REMOVE WALLS
 - 18 TABLES
- ④ GREAT LAWN
 - 13,600 S.F. OPEN SPACE AREA FOR FLEXIBLE USES
- ⑤ GAME AND/OR PICNIC NODE (TYP.)
 - "NOOKS" WITH SEATWALLS ON THREE SIDES AND GAME/PICNIC TABLE.
- ⑥ WORLD STAGE SPACE
 - 2,400 S.F. DEDICATED SPACE FOR LIVE PERFORMANCES WITH DECORATIVE PAVING

- ⑦ AMPHITHEATER
 - SLOPE REGRADED TO PROVIDE AMPHITHEATER SEATING
- ⑧ PLAY HILL 1
 - 2,400 S.F. NAUTICAL INSPIRED CREATIVE PLAY EQUIPMENT, ROPE LADDERS, ETC.
- ⑨ PLAY HILL LOCATION 2
 - 5,400 S.F. SEAMONSTER INSPIRED CREATIVE PLAY SLOPE REGRADED TO PROVIDE SPACE AND ACCESSIBILITY
- ⑩ RESTROOMS
 - NEW ADA COMPLIANT RESTROOMS
- ⑪ NEW BOATERS RESTROOMS & SHOWERS
- ⑫ COVERED PATIO A
- ⑬ COVERED PATIO B
- ⑭ HELMSMAN STATUE
- ⑮ REMODELED PICNIC SHELTER
- ⑯ BENCH WITH COMPANION SPACE
- ⑰ POSSIBLE BIOSWALE



BURTON CHACE PARK

CONCEPTUAL PLAN

LEGEND:

- ① ENTRANCE PLAZA
 - WELCOMING ENTRANCE PLAZA WITH WATER JET FOUNTAIN, SEAT WALLS, AND DECORATIVE PAVING.
- ② CONVERSATION NODE (TYP.)
 - "NOOKS" WITH SEATWALLS ON THREE SIDES AND ACCENT PAVING.



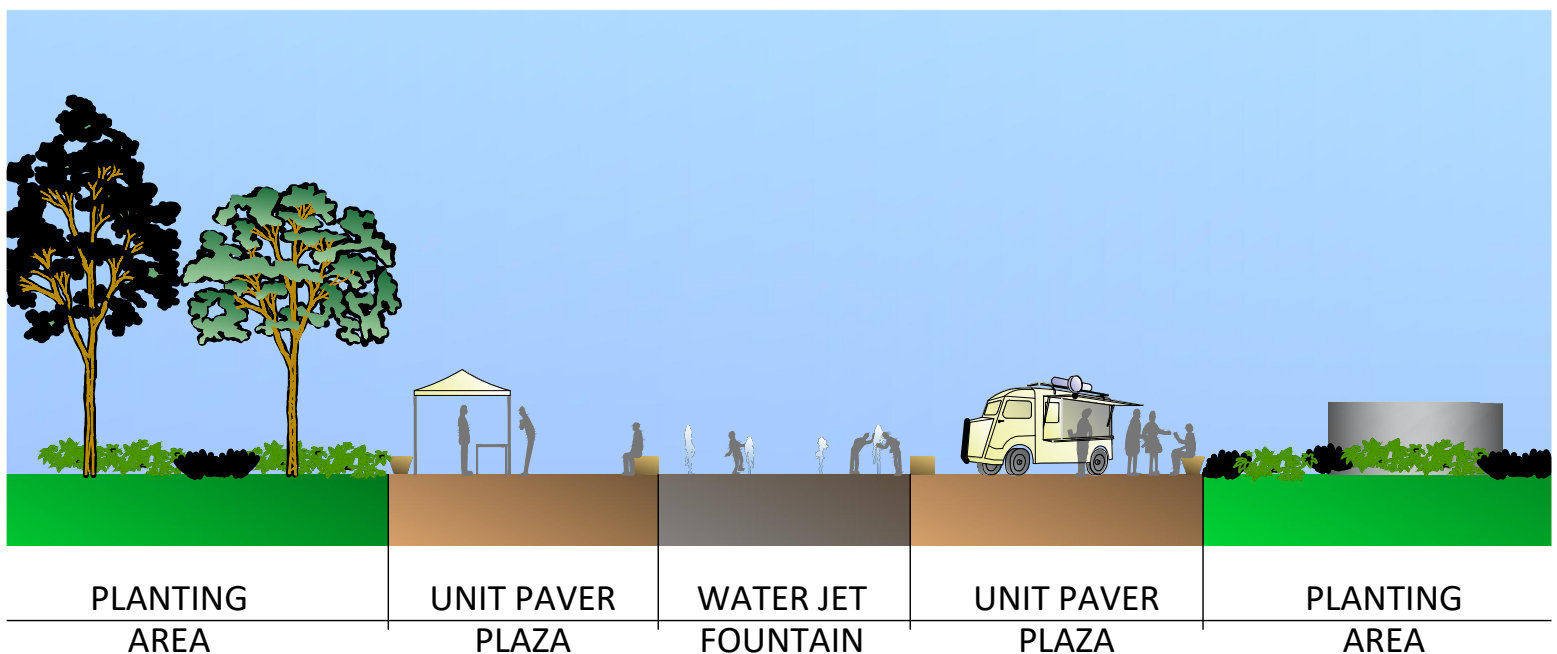
Entrance Plaza Plan Enlargement



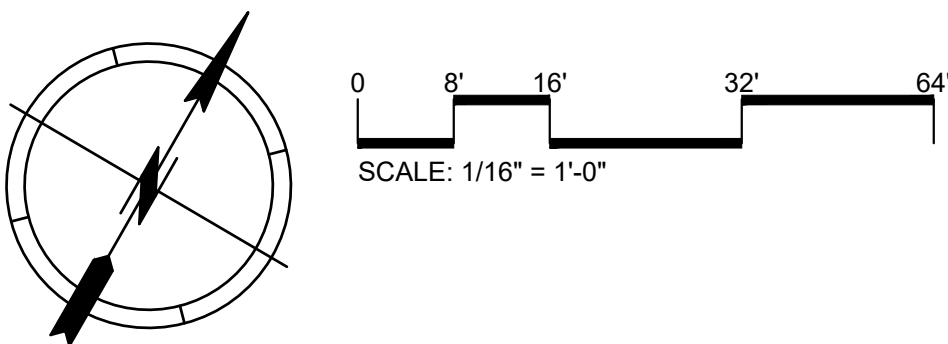
Perspective View



Water Jet Fountain



Section View



BURTON CHACE PARK

CONCEPTUAL PLAN

LEGEND:

② CONVERSATION NODE (TYP.)

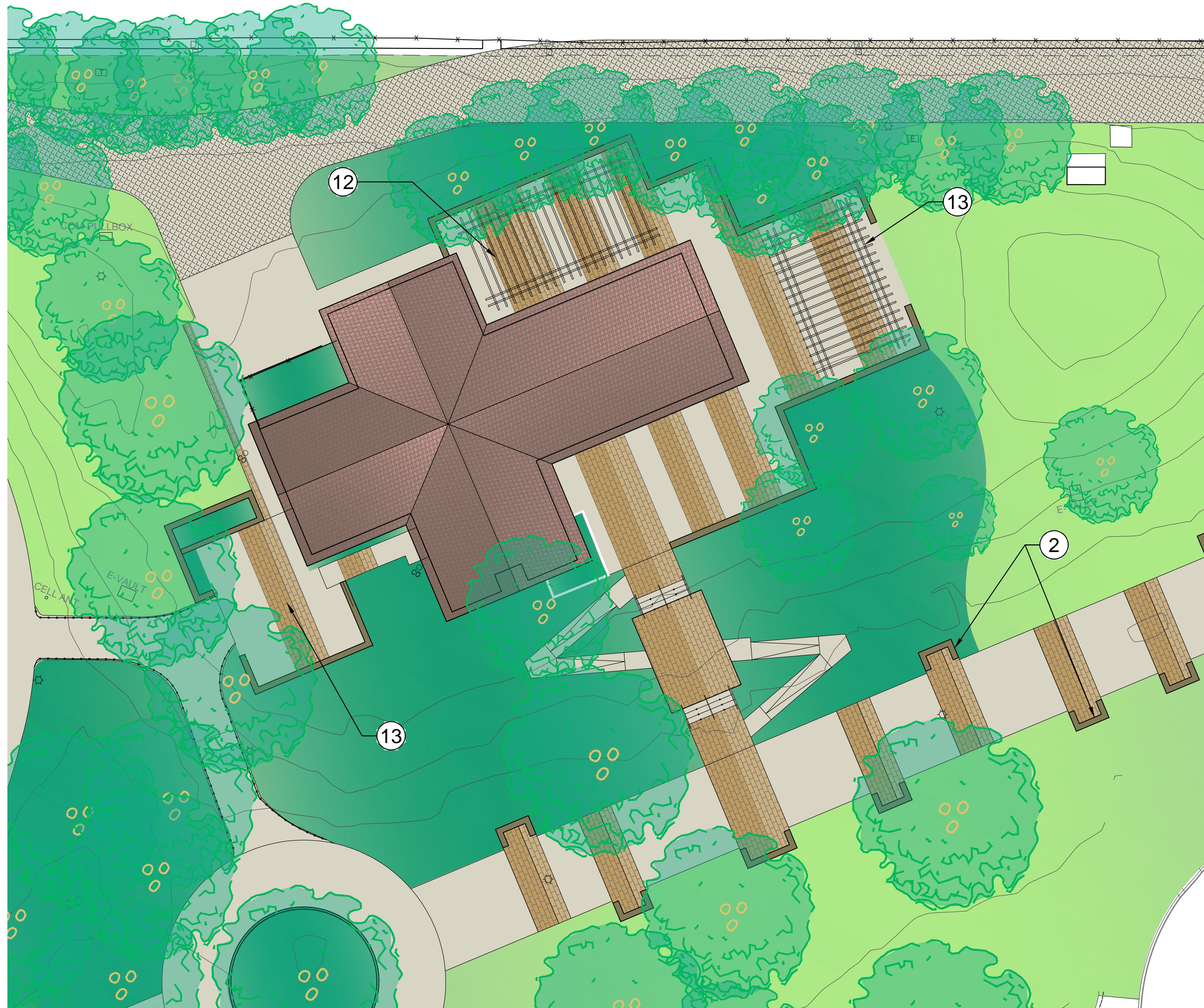
- "NOOKS" WITH SEATWALLS ON THREE SIDES AND ACCENT PAVING.

⑫ COVERED PATIO A

- NEW ARBOR TO PROVIDE ENCLOSURE IN PATIO SPACE

⑬ COVERED PATIO B

- NEW ARBOR TO PROVIDE ENCLOSURE IN PATIO SPACE
- REMODELED PATIO WITH SEAT WALLS AND ACCENT PAVING OPENING TOWARDS LAWN



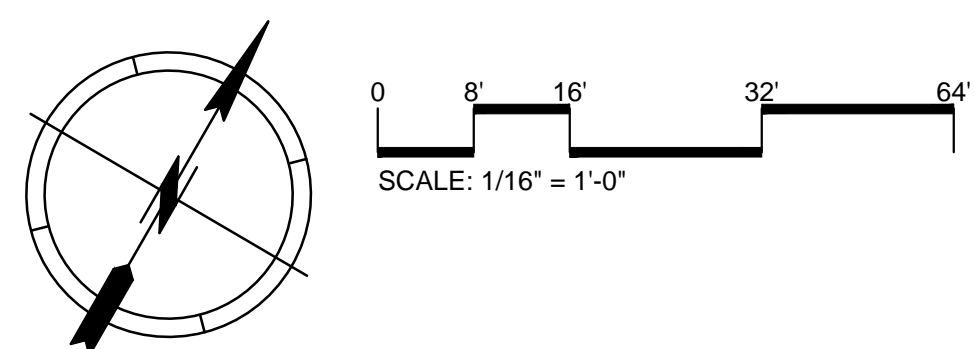
Community Center Plan Enlargement



Perspective View 1

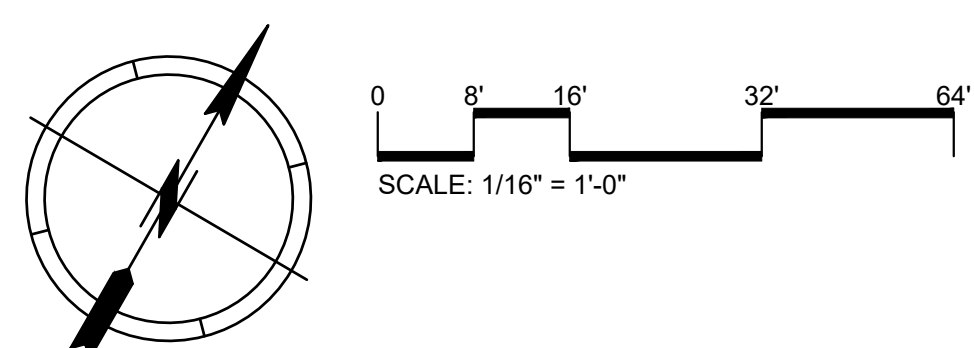
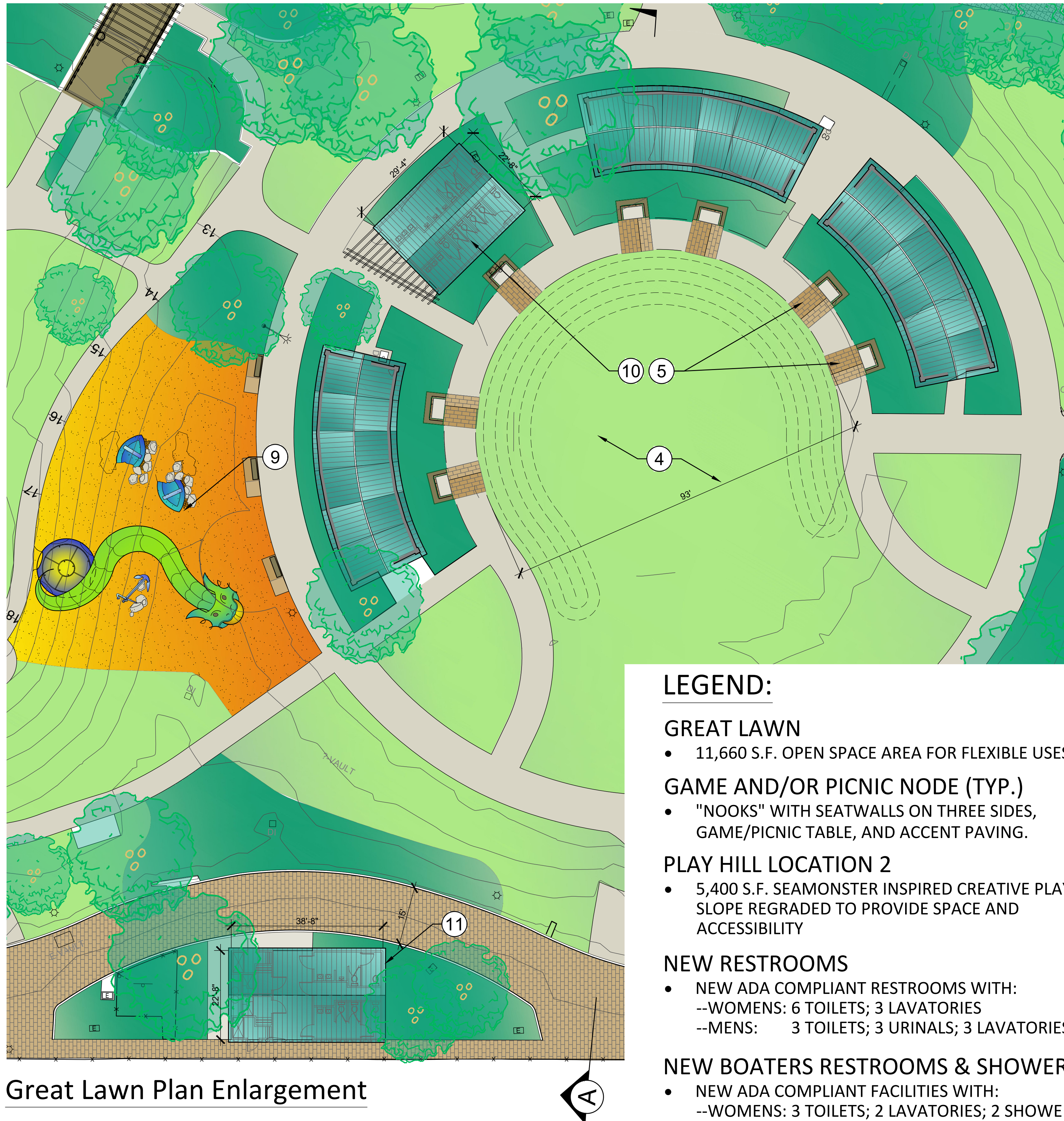


Perspective View 2

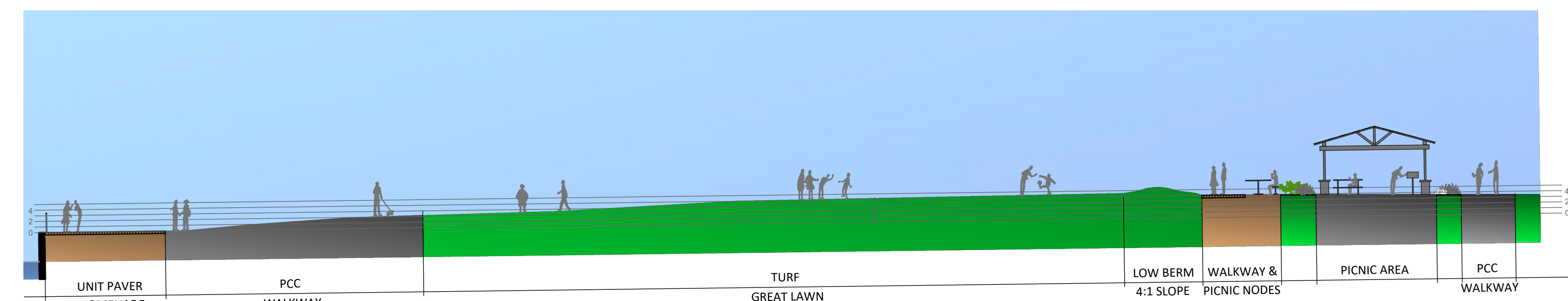


BURTON CHACE PARK

CONCEPTUAL PLAN



Perspective View



Section View

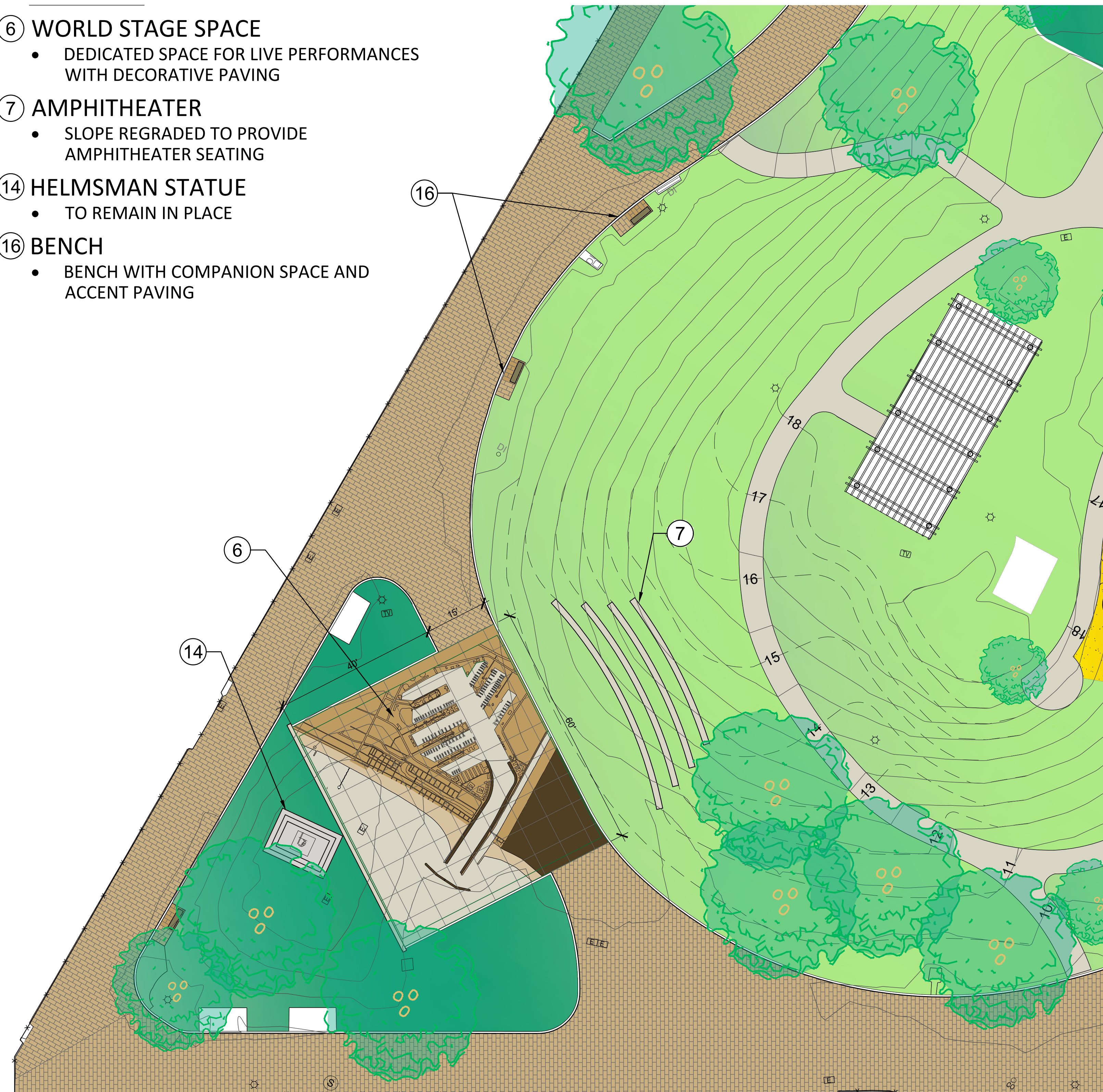


BURTON CHACE PARK

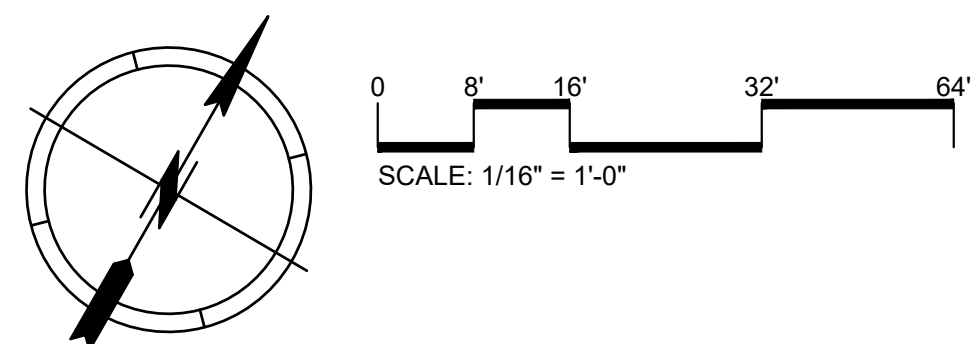
CONCEPTUAL PLAN

LEGEND:

- ⑥ WORLD STAGE SPACE
 - DEDICATED SPACE FOR LIVE PERFORMANCES WITH DECORATIVE PAVING
- ⑦ AMPHITHEATER
 - SLOPE REGRADED TO PROVIDE AMPHITHEATER SEATING
- ⑭ HELMSMAN STATUE
 - TO REMAIN IN PLACE
- ⑯ BENCH
 - BENCH WITH COMPANION SPACE AND ACCENT PAVING



World Stage & Amphitheater Plan Enlargement



Perspective View - World Stage



Perspective View - World Stage w/ Structure



Amphitheater Seating
• Concrete Seats stepped into the slope

BURTON CHACE PARK

DEVELOPMENT ZONE PLAN

LEGEND:

A

DEVELOPMENT ZONE A:

- SITE WIDE UTILITY INFRASTRUCTURE IMPROVEMENTS:
RENOVATION & REPAIRS TO PRIMARY STORMWATER, SEWER, POTABLE WATER, ELECTRICAL, ETC. SYSTEMS.

B

DEVELOPMENT ZONE B:

- PROMENADE IMPROVEMENTS:
RENOVATION & REPAIRS TO PAVEMENT, RAILING, LANDSCAPING, ETC. ALONG THE PROMENADE.

C

DEVELOPMENT ZONE C:

- RESTROOM & PICNIC SHELTER IMPROVEMENTS:
RENOVATION, REPLACEMENT & REPAIRS TO PARK RESTROOM, BOATERS RESTROOM, PICNIC SHELTERS, AND ASSOCIATED LANDSCAPING.

D

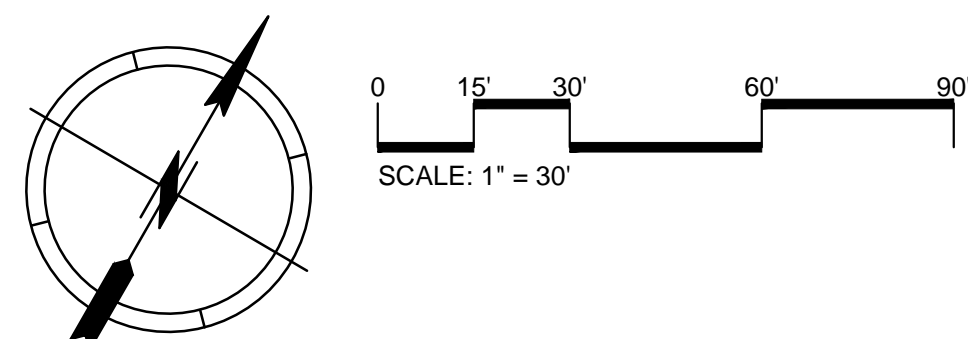
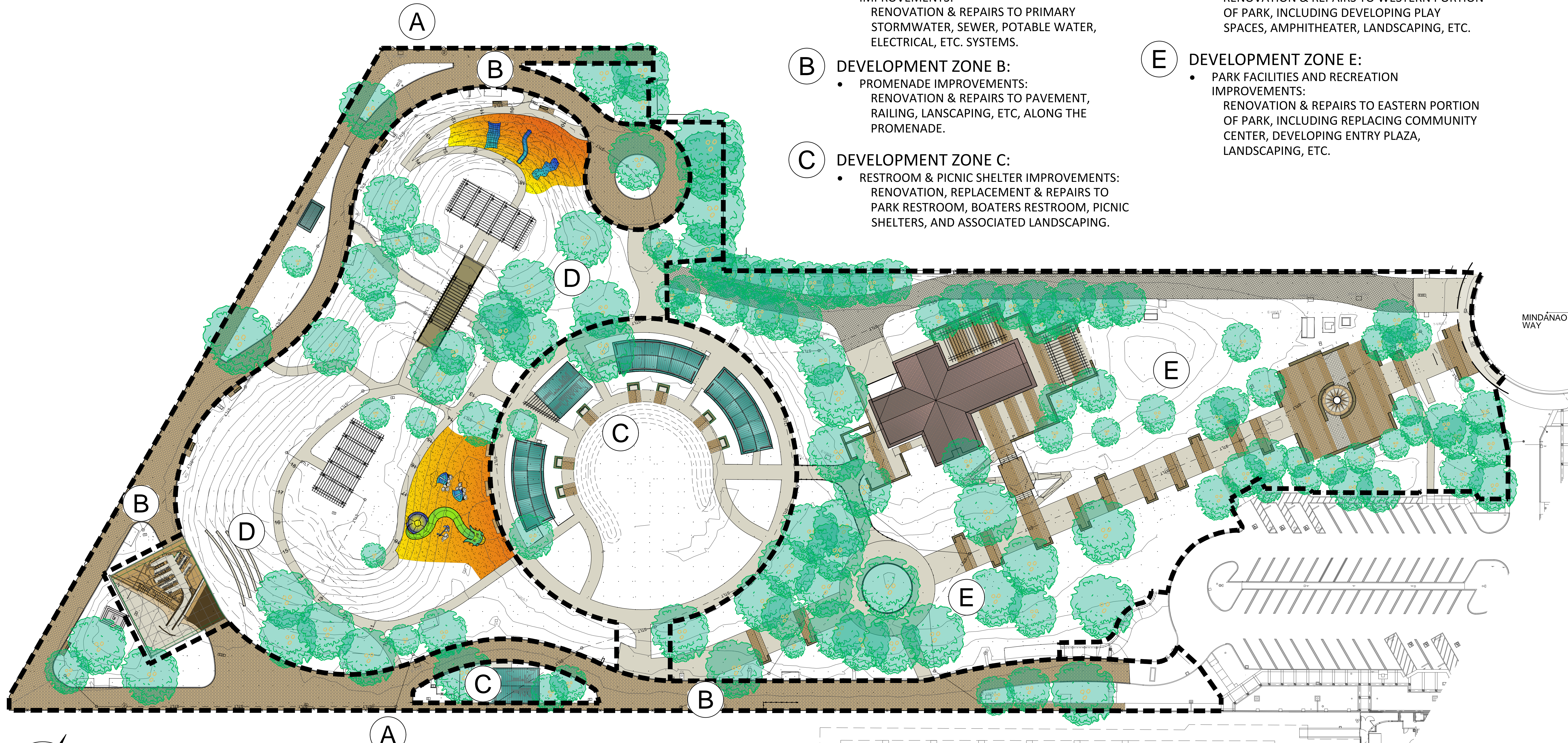
DEVELOPMENT ZONE D:

- PARK RECREATION IMPROVEMENTS:
RENOVATION & REPAIRS TO WESTERN PORTION OF PARK, INCLUDING DEVELOPING PLAY SPACES, AMPHITHEATER, LANDSCAPING, ETC.

E

DEVELOPMENT ZONE E:

- PARK FACILITIES AND RECREATION IMPROVEMENTS:
RENOVATION & REPAIRS TO EASTERN PORTION OF PARK, INCLUDING REPLACING COMMUNITY CENTER, DEVELOPING ENTRY PLAZA, LANDSCAPING, ETC.



BURTON CHACE PARK

MATERIALS & FEATURES

Paving Materials

- Large scale 12"x24" Pavers
- Colors drawn from adjacent Boat House Project



Splash Pad



Floating Globe



Benches

- Bold monolithic shapes



Climbing Play Hill



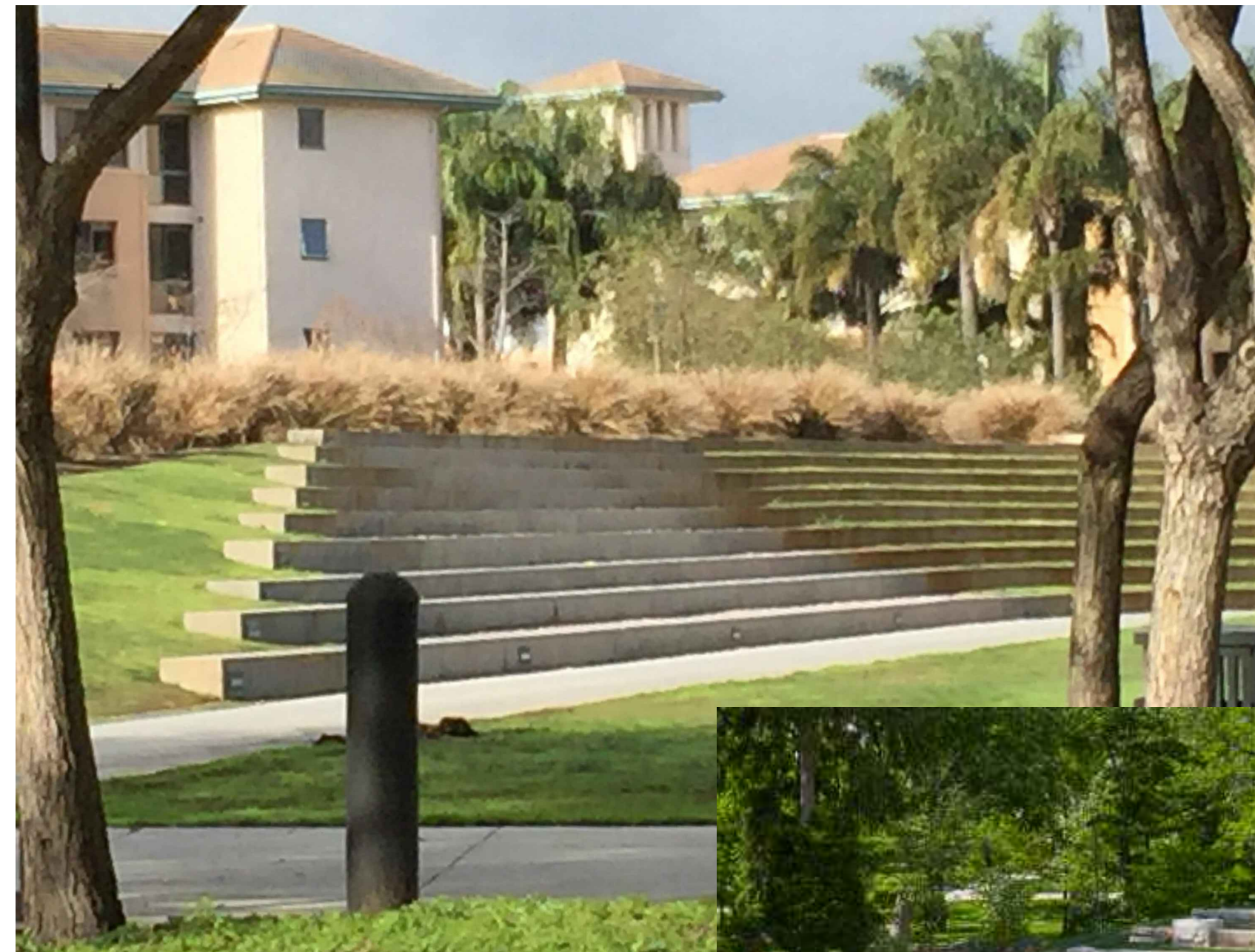
BURTON CHACE PARK

STRUCTURES & FEATURES



Band Shell

- "Floating" Sculptural Structure to provide an iconic identity to the park



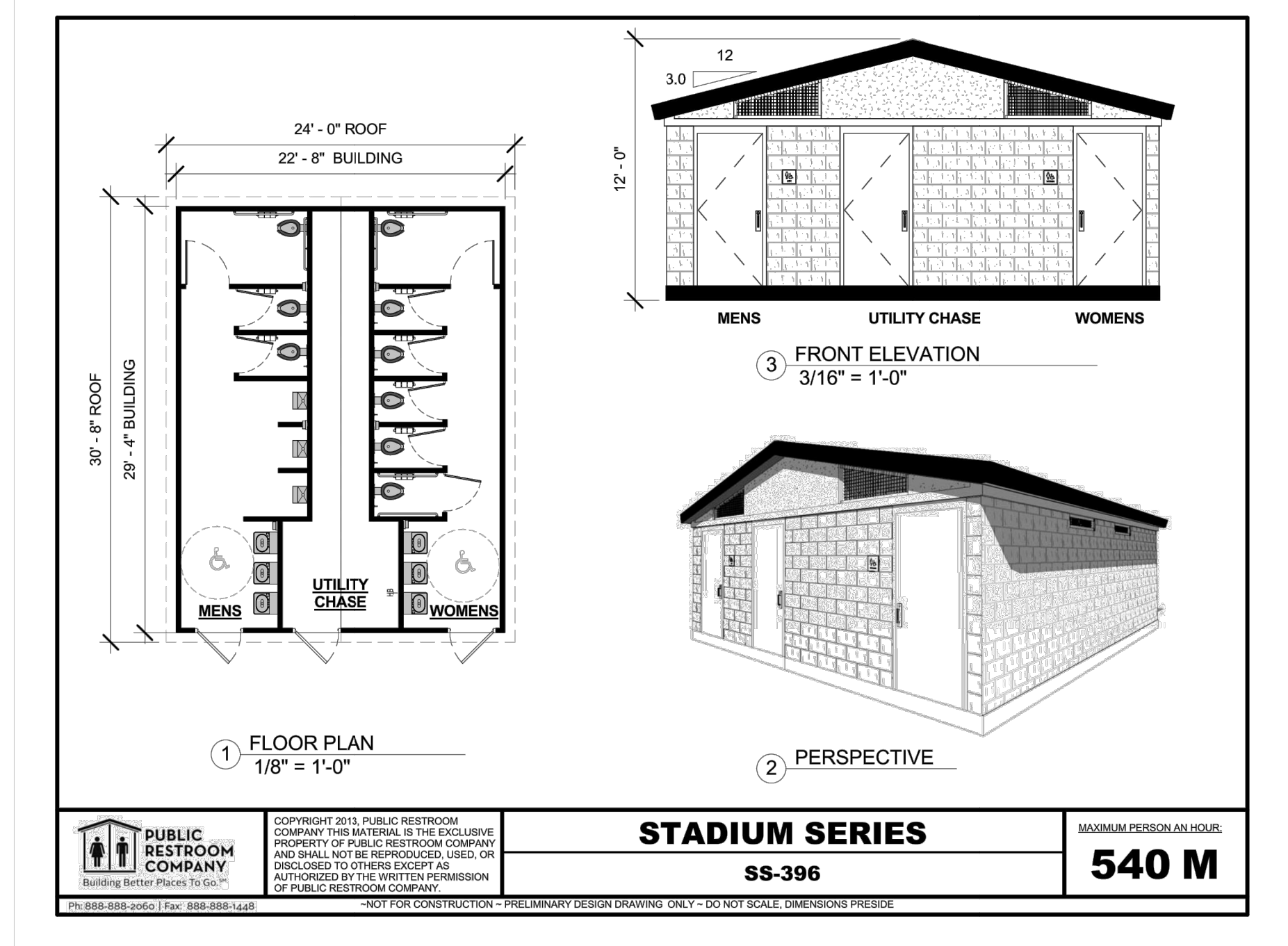
Amphitheater Seating

- Concrete Seats stepped into the slope



Restroom Structure

- Exterior of structure can be upgraded to match architecture in the park.
- 6 w.c's per gender.



Standing Seam Metal Roofing

- Used for replacement roof on picnic structure & restroom structures
- Color to be selected from *oceanic* tones



BURTON CHACE PARK

PLANT MATERIALS

Plants for the California Natives Garden



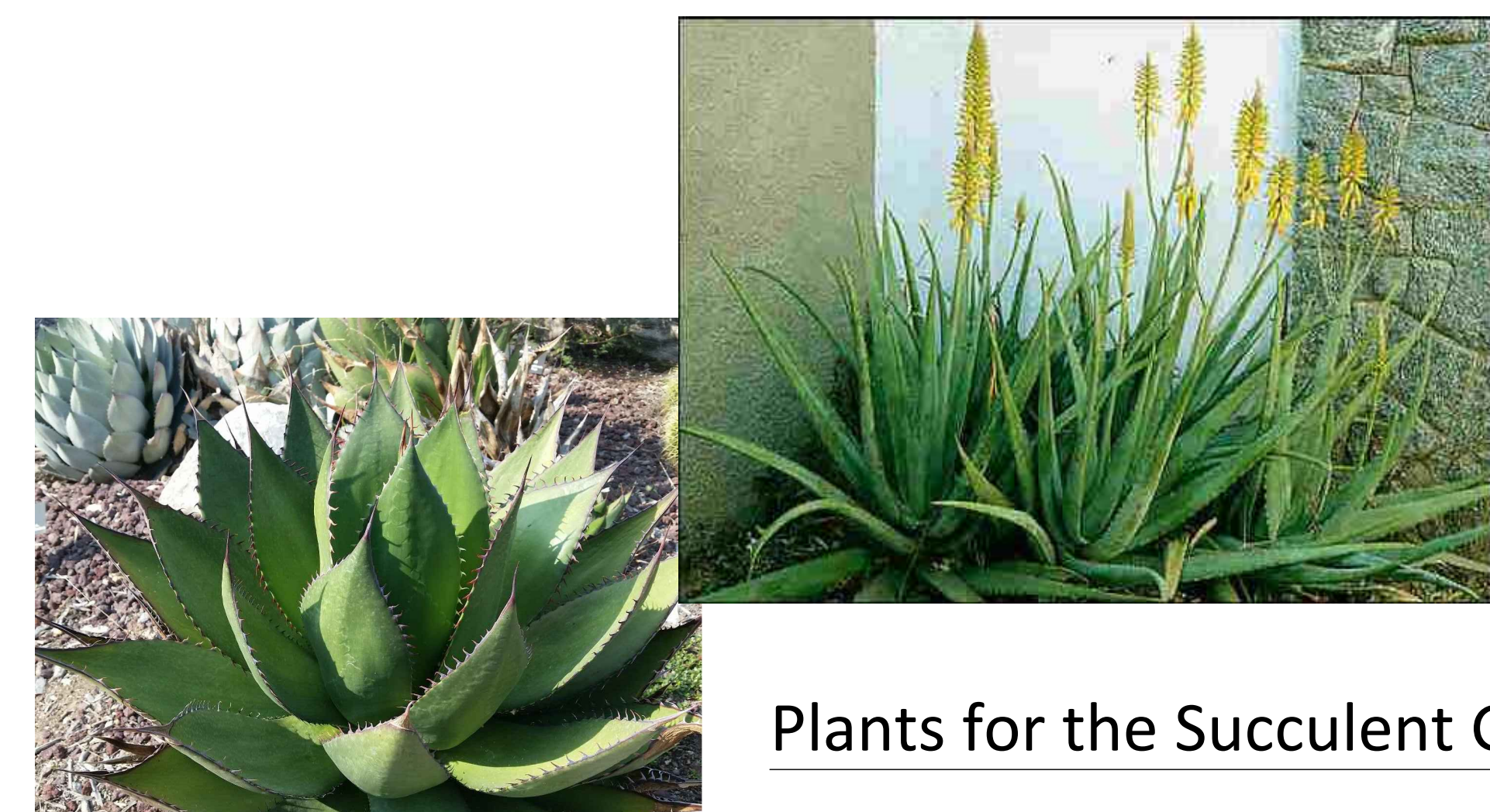
Plants for the Bioswale



Plants for the Butterfly Garden



Plants for the Succulent Garden



BURTON CHACE PARK

PAVING MATERIALS

Promenade Perspective



Orcotta Color Paver

(Color and scale to match existing promenade paving)

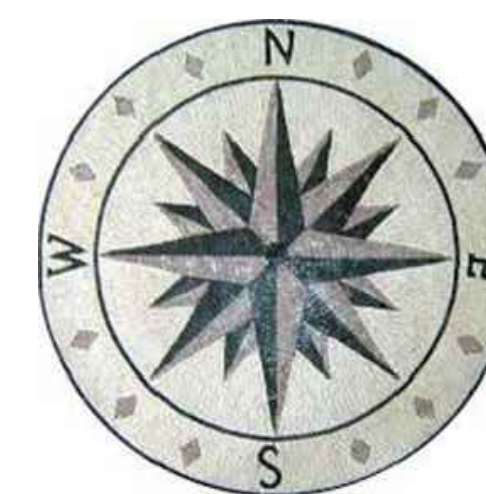
Water Feature



Water Feature Sculpture



Water Feature Decorative Paving



BURTON CHACE PARK

EXISTING VS CONCEPTUAL ZONE PLAN

LEGEND:

A

DEVELOPMENT ZONE A:

- PROMENADE IMPROVEMENTS:
RENOVATION & REPAIRS TO PAVEMENT, RAILING,
LANDSCAPING, ETC, ALONG THE PROMENADE.
- UTILITY INFRASTRUCTURE IMPROVEMENTS:
RENOVATION & REPAIRS TO PRIMARY STORMWATER,
POTABLE WATER, ELECTRICAL, ETC. SYSTEMS.

B

DEVELOPMENT ZONE B:

- RESTROOM & PICNIC SHELTER IMPROVEMENTS:
RENOVATION, REPLACEMENT & REPAIRS TO PARK
RESTROOM, BOATERS RESTROOM, PICNIC SHELTERS,
AND ASSOCIATED LANDSCAPING.
- UTILITY INFRASTRUCTURE IMPROVEMENTS:
RENOVATION & REPAIRS TO PRIMARY STORMWATER,
SEWER, POTABLE WATER, ELECTRICAL, ETC. SYSTEMS.

C

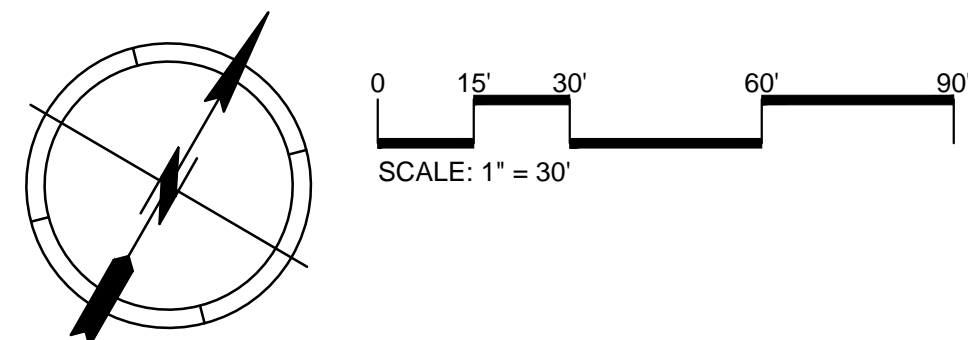
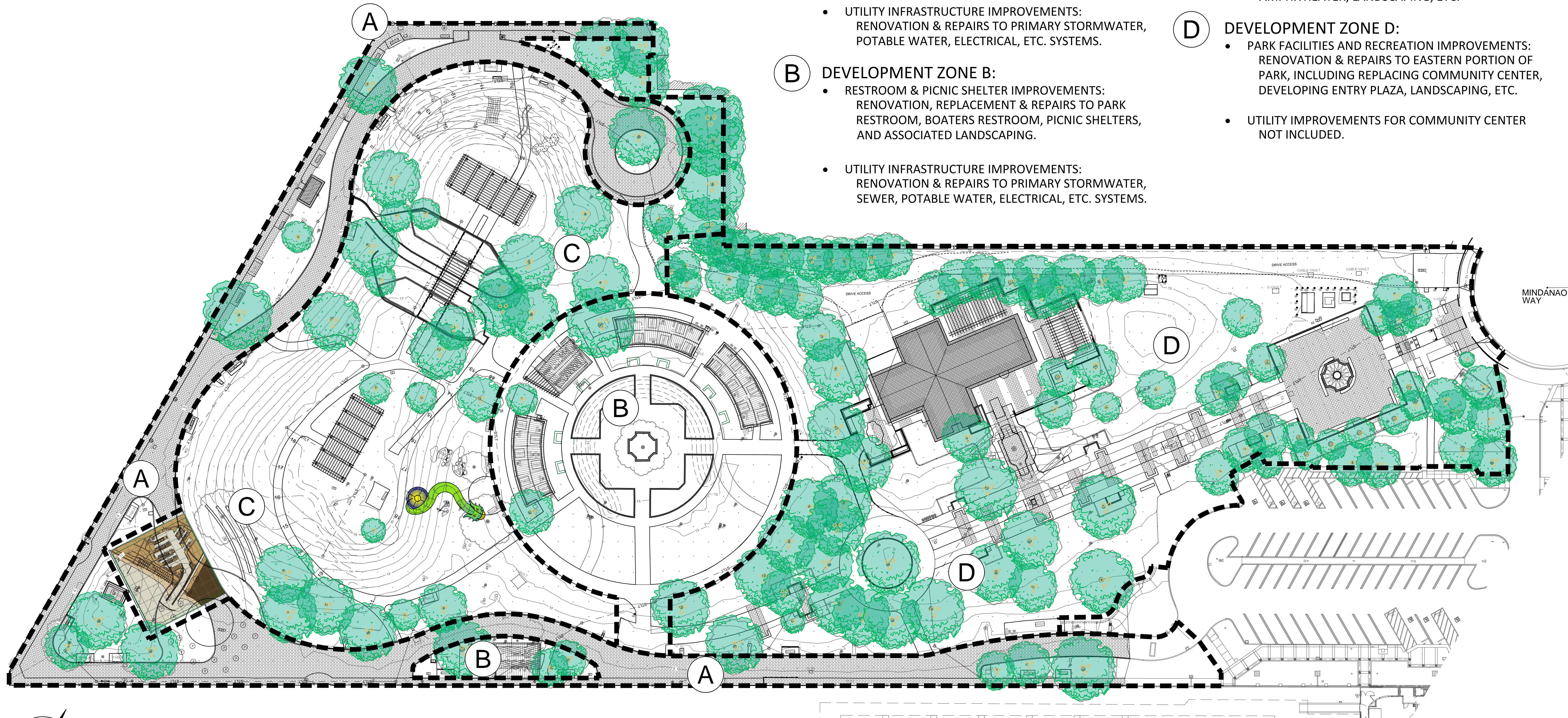
DEVELOPMENT ZONE C:

- PARK RECREATION IMPROVEMENTS:
RENOVATION & REPAIRS TO WESTERN PORTION OF
PARK, INCLUDING DEVELOPING PLAY SPACES,
AMPHITHEATER, LANDSCAPING, ETC.

D

DEVELOPMENT ZONE D:

- PARK FACILITIES AND RECREATION IMPROVEMENTS:
RENOVATION & REPAIRS TO EASTERN PORTION OF
PARK, INCLUDING REPLACING COMMUNITY CENTER,
DEVELOPING ENTRY PLAZA, LANDSCAPING, ETC.
- UTILITY IMPROVEMENTS FOR COMMUNITY CENTER
NOT INCLUDED.





Caring for Our Coast

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Director

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Chief Deputy

Amy M. Caves
Deputy Director

July 1, 2020

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5B – PARCEL 95 & LLS – MARINA WEST SHOPPING CENTER –
DCB # 20-002 – CONSIDERATION OF CONCEPTUAL DESIGN FOR
SITE REDEVELOPMENT**

Item 5B on your agenda is a submittal from Gold Coast West, LLC seeking conceptual design approval of a proposed development project for Parcels 95 and LLS, located along Washington Boulevard, adjacent to Via Marina and Via Dolce. The project is located at 444 W. Washington Boulevard.

PROJECT OVERVIEW

Existing Conditions

The project site is approximately 1.93 acres and the existing use includes four single-story commercial buildings, including an Islands Restaurant and various office spaces, as well as a 112-space surface parking lot. The site is adjacent to a proposed public plaza on the east end at Via Marina, which marks the main western gateway into Marina del Rey. Four driveways provide primary access to the site from Washington Boulevard while Via Marina and Via Dolce contain two additional vehicular accessways.

Proposed Project

The proposed project replaces the existing structures on-site with three mixed-use podium buildings (referred to as Buildings 1 through 3). The project includes approximately 17,000 square feet of ground floor retail space, 6,200 square feet of restaurant space, and 172 apartment units. A total of 361 surface and subterranean parking spaces are provided on-site.

BUILDING DESIGN

Apartment Buildings

The project is comprised of three mid-rise, mixed-use buildings arranged linearly along Washington Boulevard. The buildings step down in height from east to west, with seven, six, and five stories. Buildings feature architectural elements such as towers, articulated "saw tooth" façade configurations, and open-air amenity spaces.



Building 1 is a five-story building with a proposed height of approximately 66'-3", located on the western end of the site adjacent to Via Dolce. This building includes 69 apartment units, a resident-only roof-top deck and club room, a 1,000 square foot ground level cafe, seven ground level retail spaces totaling 9,150 square feet, and two levels of subterranean parking.

Building 2 is a six-story building with a proposed height of approximately 72'-4", located between Building 1 and Building 3. This building includes 57 apartment units, a resident-only pool deck and club room, six ground floor retail spaces totaling 7,850 square feet, and two levels of subterranean parking.

Building 3 is a seven-story building with a proposed height of approximately 87'-5", located on the eastern end of the site, adjacent to Parcel LLS. This building includes 46 apartment units, a resident-only rooftop deck and club room, a ground floor restaurant space totaling 5,200 square feet, and two levels of subterranean parking.

All utilities would be enclosed within the buildings except for pad-mounted transformers.

Exterior Finishes, Color, and Materials

Exterior finish materials include composite wood-textured and fiber cement siding, metal cladding, stone veneer, aluminum storefronts, and vinyl glazing. The paint color palette includes blues, whites, and grays. Glass and aluminum guardrails would line private balconies and metal awnings would be installed at storefronts.

SITE DESIGN

Public Access

Vehicular access would be provided to the site by three main entrance driveways along Washington Boulevard, one entrance along Via Marina, and another entrance along Via Dolce. There would be numerous pedestrian pathways providing access to the site. Two main pedestrian paths would be located at the major corners of the property at Washington Boulevard and Via Marina, and at Washington Boulevard and Via Dolce. Residential access to the buildings would be provided at each building facing Washington Boulevard.

Amenities

Public amenities would include a new Via Marina Gateway Park located at the southwest corner of the intersection of Via Marina and Washington Boulevard, as well as a courtyard provided within the interior of the parcel adjacent to Building 3. The courtyard would include raised planters with integrated seating, decorative paving, shade trees, a counter with seating, umbrellas, bike racks, and a kiosk staging area.

The park would feature special pavers and include amenities such as benches and bike racks. A gateway monument would be installed at the corner entrance of the park. A kiosk staging area and three shade trees in raised planters with integrated seating are proposed for the park. Low impact development (LID) flow through planters, low planters, a planting

strip along Via Marina, and a trellis with seating are also proposed. Two sloped walkways as well as a public art piece are located within the park.

Private amenities include spas, outdoor seating, interior clubrooms, fitness rooms, a pool deck, lounges with firepits, as well as outdoor kitchen areas.

Public Art

The Applicant has provided early concepts and inspiration for site public art on page L-8 of the submittal. Artwork could include a large, colorful Marina-inspired placemaking mural located in the Via Marina Gateway Park and additional graphics on the adjacent seat wall. The applicant will return for a review of public art.

Parking

The project would provide 361 vehicle parking spaces, and 35 short-term and 88 long-term bicycle parking spaces located throughout the project site. Residential parking would be accommodated in subterranean garages below each building. Forty-seven commercial self-parking spaces would be provided at the ground level in combination with 101 retail valet/tandem spaces, which would be accommodated at the ground level and first level of each subterranean garage. Of these spaces, 155 are for commercial use and 206 are reserved for residents.

Hardscape

Above ground parking lots would contain permeable paving. Decorative paving would be installed at residential entrances to the main buildings, the interior courtyard, and the park plaza, while scored concrete would line the remainder of the sidewalks.

Landscaping

All 35 existing trees would be removed, and the Applicant will adhere to the 1:1 tree-replacement ratio. A detailed landscape plan will be provided at a later date. The Applicant is proposing landscaping throughout the project site which would consist of the following trees, shrubs, and groundcover:

Proposed Trees	
Botanical Name	Common Name
Ulmus Parvifolia	Chinese Elm
Olea Europaea 'Swan Hill'	Fruitless Olive
Quercus Tomentella	Island Live Oak
Arbutus Marina	Strawberry Tree
Cercidium Floridum	Desert Museum
Phoenix Dactylifera	Date Palm
Washingtonia Robusta	Mexican Fan Palm
Chamaerops Humilis	Mediterranean Fan Palm

Proposed Shrubs and Groundcover	
Botanical Name	Common Name
<i>Stipa Tenuissima</i>	Mexican Feather Grass
<i>Leymus Condensatus</i> 'Canyon Prince'	Wild Rye
<i>Acorus Gramineus</i> 'Ogon'	Golden Sweet Flag
<i>Senecio Serpens</i> 'Blue Chalk Sticks'	Dwarf Blue Senecio
<i>Myoporum Pacificum</i>	Myoporum
<i>Festuca Glauca</i>	Blue Fescue
<i>Dymondia Margarete</i>	Dymondia
<i>Grevillea Lanigera</i>	Prostrate Wolly Grevillea
<i>Agave Attenuata</i>	Foxtail Agave
<i>Aloe Arborescens</i>	Tree Aloe
<i>Anigozanthos Flavids</i>	Kangaroo Paw
<i>Pittosporum</i> 'Silver Sheen'	Kohuhu 'Silver Sheen'
<i>Loropetalum Chinense</i>	Razzleberri
<i>Myoporum Parvifolium</i>	Prostrate Myoporum
Prostrate Myoporum	Prostrate Myoporum
<i>Sedum Sp</i>	Sedum
<i>Furcrea Foetida</i> 'Mediopicta'	Furcrea
<i>Liriope Gigantea</i>	Big Blue Lily Turf
Phormium Hybrids	Variegated New Zealand Flax

STAFF REVIEW

The applicant provided a compliance checklist to demonstrate consistency with the Marina del Rey Design Guidelines. Staff found that most guidelines were met. However, the applicant deviated from the following guidelines.

DG.24- Provide a planting strip between the sidewalk and travel lanes to buffer pedestrians from moving vehicles. A planting strip along Via Dolce was not provided in accordance with this guideline. The applicant has provided the following justification for this deviation.

Via Dolce is under City jurisdiction. In accordance with City of LA design standards (RE: City of LA BoE Street Design Manual, Section 400, Section E 453 Parkways, attached), a 9-foot width is the minimum combined width dimension for the minimum 5-foot sidewalk and 4-foot parkway (when the parkway includes street trees). Per prior project experience, Urban Forestry has approved reduced parkway widths down to a 3-foot minimum. Thus a 7-foot combined width (5-foot sidewalk + 2-foot parkway) is not achievable. Furthermore, a recent plan check correction item from the City stated that all planting areas and extended tree wells (exceeding 6' in length) adjacent to on-street parking shall be provided with minimum 1'-6" wide convenience strip/step out. This step out strip requirement further precludes the feasibility of a continuous planted parking along Via Dolce.

DG.119 - Provide drinking fountains, shade structures, and seating opportunities for resting and gathering, such as benches, seat walls, and stairs. The applicant does not intend to install drinking fountains at the project site, which deviates from this guideline. The applicant has provided the following justification for this deviation.

Shade in the form of umbrellas, trellis and trees have been provided with adjacent seating opportunities from benches to seat walls. The project does not require stairs. Water fountains and features have not been provided as a water conservation measure. Conceptual/inspiration imagery boards are included with the landscape plans.

In addition, the applicant has provided a gateway park design that significantly deviates from the design that was previously approved by your Board in December 2017. The previous design was presented by DBH, as part of a gateway masterplan project for the entire Marina. The center of the park would feature a grove of palm trees planted in a decomposed granite area with giant pebble seating and a tactile water feature. The perimeter of the site would be lined with various shade tree types and a bioswale planter on the north end. Site amenities would include a drinking fountain, trash receptacles, Marina bulletin board/informational signage, a potential bike-share and bike-repair station as well as a kiosk staging area for potential vendors.

Staff finds that the Applicant's proposed park design does not provide the level of amenities contained in the DCB approved plan. The park does not articulate the County's desired aesthetic, intent, unified character, and level of quality for gateway projects in the Marina. Furthermore, the park does not provide the level of amenities contained in the DCB approved plan. Staff recommends that the park plan be revised to be more representative of the Marina del Rey Design Guidelines and your Board's previously approved design.

Staff recommends APPROVAL with revisions of DCB #20-002, subject to the following condition(s):

- 1) The Applicant shall obtain approval from the Department of Regional Planning.**
- 2) Upon returning to your Board post-entitlement for final site review, the Applicant is to provide complete design details to include materials, colors, landscape and irrigation, signage, public art, lighting and lighting details.**
- 3) 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.**

- 4) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**
- 5) The applicant shall revise the Via Marina Gateway Park plan and return to your Board upon written approval from Department of Beaches and Harbors Planning Division staff.**

GJ:MT:pw

MDR95

DESIGN REVIEW SUBMITTAL

OCTOBER 9, 2019



GOLD COAST WEST, LLC



PROJECT DESCRIPTION

VISION

Conceived as a gateway project per the Marina Del Rey Design Guidelines, the project is designed with the goals of creating an architecture that is dynamic, distinctive, and contextually responsive. The project’s massing is sensitively sited to respect its immediate context, establishing a pedestrian friendly street edge lined with shops, restaurants and a public plaza. A series of podium decks and sky decks create a resort atmosphere set amidst breathtaking views of Venice Beach and the Marina.

SITE

The project site is approximately 1.93 acres, a long and narrow parcel of land (approximately 100’ x 838’) located on Washington Boulevard, bounded on either side by Via Marina and Via Dolce. A new public plaza on the east end at Via Marina marks the gateway into Marina Del Rey. The access way located on the southern edge serves as secondary vehicular circulation to the project, and allows service and utility functions to be concealed from public view. Two private driveways provide the primary access to the site from Washington Boulevard.

PROGRAM

The existing use includes four single-story commercial buildings and associated surface parking. The proposed project replaces the existing use with three mixed-use podium buildings. The program consists of 172 apartment units, of which 26 units will be set aside for very low-income households, with a mix of unit types to include 146 one-bedroom units and 26 two-bedroom units. The units range in size from approximately 691 square feet to 1,196 square feet, with an overall project average of 832 square feet per unit. Project residential floor area is approximately 177,000 square feet. The project includes approximately 17,000 square feet of retail space and 6,200 square feet of restaurant space at the ground floor. A total of 361 parking spaces are provided on-site. Residential parking (174 standard stalls and 32 compact or tandem stalls) is accommodated fully in subterranean garages below each building. Commercial self-parking is provided at the ground level, in combination with valet service, which is accommodated in the subterranean garages. An additional 14 bicycle parking spaces beyond code requirements are provided, and a 5% parking reduction (eight stalls) in commercial vehicular parking is applied, for a total of 155 commercial stalls. Amenities include outdoor decks and sky decks, interior clubroom and fitness room, alongside the new public plaza to be located at the southwest corner of the intersection of Via Marina and Washington Boulevard. Overall project FAR is 2.7:1.

MASSING

The project is comprised of three distinct mid-rise buildings that create a rhythm along the Washington Boulevard street front. The driveway paseos between the buildings serve to maintain view corridors and relief of massing. The buildings step down in height towards the ocean, from seven stories, to six stories, to five stories, mimicking the lines of the ocean’s wave, thereby reducing the overall scale of the massing, and creating a varied roofline. The buildings vary in height from approximately 90’ to 70’, well below the height limit of 140’. Each building is uniquely distinguished by a feature architectural element, such as a tower to anchor the building corner, or a distinctive amenity space that greets the pedestrian. The activated ground floor creates a base that directly addresses the pedestrian scale. Layers of articulation on the residential levels further reduce the scale and massing.

ARTICULATION

One of the primary goals of the design is to embrace the expansive waterfront views. The ‘saw tooth’ configuration of the façade was derived from orienting each balcony towards those views. The faceted façade serves to reduce the scale of the building, offering a distinct visual experience of the project from every angle. The human scale of residential architecture is achieved through the layers of articulation in the balconies, windows, and varied exterior finish materials, which range from composite wood-textured and fiber cement siding, to metal cladding and stone veneer, to aluminum storefront and vinyl glazing. The color palette draws from the natural colors of the surf and sand in hues of blues, whites, and grays, accented by the warm tones of wood textures.


PROJECT TEAM

DEVELOPER:

Gold Coast West, LLC
13737 Fiji Way, Unit C-10
Marina Del Rey, CA 90292
Contact: Daniel Taban


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ARCHITECT:

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GOLD COAST WEST, LLC
13737 Fiji Way, Unit C-10
Marina Del Rey, CA 90292



DESIGN REVIEW SUBMITTAL
OCTOBER 9, 2019
2013-124-01

PROJECT INDEX

G-1

PROJECT SUMMARY

SITE DIMENSIONS (net lot area**)

NET LOT AREA IN AC	1.92 AC
NET LOT AREA IN SF	83,699 SF

APPLICABLE CODES

LA County Zoning Code, MDR Specific Plan; MDR Land Use Plan

ZONING

DEVELOPMENT ZONE 1: Via Marina Area - VS/CC Visitor-Serving/ Convenience Commercial with MUZ Mixed Use Overlay

LAND USES	VS/CC	Visitor-Serving / Convenience Commercial	Marina del Rey Specific Plan, Section 22.46.1400
	MUZ	Mixed Use Overlay Zone	Marina del Rey Specific Plan, Section 22.46.1740

BUILDING HEIGHT	VS/CC	Parcel 95	Height category 7: < 45'	Marina del Rey Specific Plan, Section 22.46.1835
	MUZ	Parcel 95	Mixed use overlay zone option: < 140'	Marina del Rey Specific Plan, Section 22.46.1835

ALLOWABLE DENSITY*	75 DU/AC	127 DUs	Per 22.46.1760.A
DENSITY BONUS*	35% bonus with 20% VLI Set-aside	172 DUs	

(includes 26 VLI units set-aside)

* Unit counts round up to nearest whole number per AB2501

BUILDABLE AREA (lot coverage)	ALLOWABLE	LOT AREA	PROVIDED
	90% of net lot area*	1.92 AC	81%
		83,699 SF	

** Net lot area: the total horizontal area within the lot lines (area to the property line)

SETBACKS	REQUIRED***	PROVIDED	
FRONT	6.5FT	5FT	(OFF-MENU INCENTIVE REQUESTED)
REAR	6.5FT	8FT	(Required for 28' wide Fire Access Lane)
SIDE (Plaza)	8FT	0FT	(OFF-MENU INCENTIVE REQUESTED)
SIDE (Via Dolce)	8FT	10FT	

*** Per On-Menu Incentive: 35% reduction in front/rear setbacks, 20% reduction in side setbacks

NOTES:

- CITY OF LOS ANGELES Easement #6 (Poles for electrical lines) – DWP has stated that it will not abandon easement, but proposed structures may encroach into easement.

DEVELOPMENT SUMMARY

PROGRAM USES

COMMERCIAL	
RETAIL SF	17,000 SF
CAFÉ SF	1,000 SF
RESTAURANT SF	5,200 SF
TOTAL	23,200 SF

RESIDENTIAL	
NET RESIDENTIAL SF	143,050 SF
AMENITY	

Amenities	5,000 SF
Leasing	500 SF
Total	5,500 SF

# UNITS	172	# UNITS PER BUILDING		
	1B/1b	8		
	1B+Den/1b	12	1	69
	1B/1.5b	2	2	57
	2B/2b	4	3	46
	172		172	

UNIT SUMMARY		Avg. SF	# Units	Mix	NRSF
A1	1B/1b	691	55	85%	38,005
A2	1B+Den/1b	747	23		17,181
A3	1B+Den/1b	841	58		48,778
A4	1B/1.5b	927	10		9,270
B1	2B/2b	1066	5	15%	5,330
B2	2B/2b	1091	6		6,546
B3	2B/2b	1196	15		17,940
TOTAL		832	172		143,050

PARKING

AUTOMOBILE PARKING REQUIRED

COMMERCIAL			RESIDENTIAL*		
# Spaces			# Spaces		
RETAIL	4 Sp/1000SF	68	1B/1b	1 Sp/DU	146
RESTAURANT	1/3 Occupants	95	2B/2b	2 Sp/DU	52
SUBTOTAL		163	TOTAL		198
5% Reduction with Bike Parking		-8			
TOTAL		155	198		

AUTOMOBILE PARKING PROVIDED

	COMMERCIAL			RESIDENTIAL		TOTAL
LEVEL	STANDARD	COMPACT	VALET/TAN	STANDARD	COM/TANDEM	
B2				125	22	147
B1	0	0	83	49	10	142
L1	47	7	18			72
SUBTOTAL		47	7	101	32	
TOTAL		155		206		361

BICYCLE PARKING

	REQUIRED	
USE	Short-term	Long-term
	1:5000 SF	1:12000 SF
RETAIL	3	1
RESTAURANT	1	1
SUBTOTAL	4	2
	1:10 units	1:2 units
RESIDENT	17	86
TOTAL	21	88

PROVIDED	
Short-term	Long-term
17 *	1
1	1
18	2
17	86
35	88

* Includes 14 additional bike stalls for commercial parking reduction of 5%



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Marina Del Rey, CA 90292



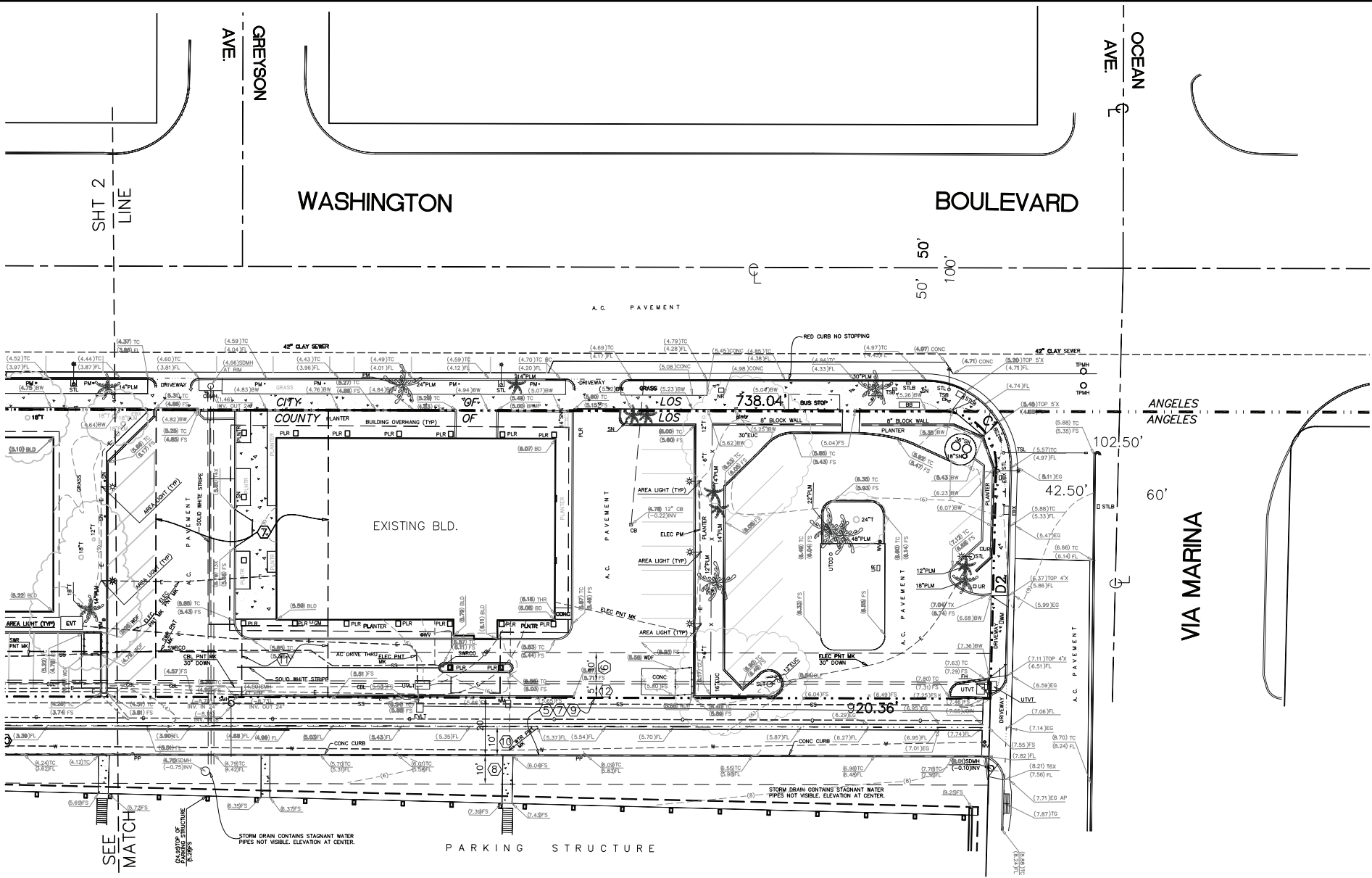
DESIGN REVIEW SUBMITTAL
OCTOBER 9, 2019
2013-124-01

PROJECT SUMMARY



LEGEND

AC	ASPHALTIC CONCRETE
BB	BUS BENCH
BC	BEGINNING OF CURB
BLD	BUILDING
BS	BOTTOM OF STAIRS
BW	BACK OF WALK
CB	CATCH BASIN
CBL	CABLE
CLF	CHAIN LINK FENCE
E	ELECTRICAL
EBX	ELECTRIC BOX
ELEC	ELECTRIC
EG	EDGE OF GUTTER
EUC	EUCALYPTUS
EVLT	ELECTRIC VAULT
FW	DRIVEWAY
FL	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
G	GAS
GM	GAS METER
HCRMP	HANDICAP RAMP
PLM	PALM
PLNTR	PLANTER
PLR	PILLAR
PM	PARKING METER
PNT MK	PAINT MARK
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SN	SEWER
SS	SANITARY SEWER
STL	STREET LIGHT
STLB	STREET LIGHT BOX
SWR	SEWER
SWRCL	SEWER CLEANOUT
SWRVL	SEWER VAULT
T	TREE
TC	TOP OF CURB
THR	THRESHOLD
TMH	TELEPHONE MANHOLE
TMH	TOP OF MANHOLE
TS	TRAFFIC SIGNAL LIGHT
TSBX	TRAFFIC SERVICE BOX
UTCO	UTILITY CLEANOUT
UTL	UTILITY
UR	UTILITY RISER
UVLT	UTILITY VAULT
TRANS	TRANSFORMER
TS	TOP OF STAIRS
WDF	WOOD FENCE
WM	WATER METER
WTR	WATER



TITLE REPORT NOTES

THE EFFECTS OF EASEMENT SHOWN IN FIRST AMERICAN TITLE COMPANY POLICY No. NC5-657417-LA2 DATED MARCH 3, 2014 ARE SHOWN UNLESS OTHERWISE NOTED.

- ⑤ A PERMANENT EASEMENT AND RIGHT OF WAY, AT ANY TIME AND FROM TIME TO TIME TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, ENLARGE, REMOVE AND REPLACE A LINE OR LINE AT PIPE OF WHATEVER NATURE, VAULTS, MANHOLES, LATERALS, SERVICE AND DISTRIBUTION CONNECTIONS, WITH ALL AND EVERY APPENDAGE, STRUCTURE AND EQUIPMENT NECESSARY OR CONVENIENT TO BE INSTALLED OR USED BY GRANTEE IN CONNECTION WITH ANY OF THE ABOVE-MENTIONED EQUIPMENT FOR THE PURPOSE OF TRANSPORTING, CONVEYING AND DISTRIBUTING WATER IN, UNDER, UPON, OVER AND ACROSS A STRIP OF LAND 30 FEET WIDE, AS PROVIDED IN DEED RECORDED JUNE 27, 1960 AS INSTRUMENT NO. 4076 IN BOOK D891, PAGE 599, OFFICIAL RECORDS, AND AS DELINEATED ON L.A.C.A. MAP NO. 88, RECORDED IN ORDINANCE NO. 119293, ORDERING THE VACATION ON BEACH AVENUE AND OTHER STREETS, A COPY THEREOF BEING RECORDED JUNE 30, 1961, AS INSTRUMENT NO. 6541.
- ⑥ A PERMANENT EASEMENT AND RIGHT OF WAY TO BE USED AT ANY TIME AND FROM TIME TO TIME, TO CONSTRUCT, RECONSTRUCT, MAINTAIN, INSPECT, USE, OPERATE, REPAIR, ENLARGE, REMOVE AND REPLACE A POLE LINES, TOGETHER WITH ALL NECESSARY CABLES, WIRES, CROSS-ARMS, OVERHEAD AND UNDERGROUND CONDUITS AND DUCTS AND OTHER EQUIPMENT AND APPURTENANCES, FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, REGULATION, USE AND CONTROL OF ELECTRICAL ENERGY, AND FOR ALL OTHER INCIDENTAL PURPOSES AND TO CLEAR AND TO KEEP FREE THE SAID EASEMENTS AND RIGHTS OF WAY FROM EXPLOSIVES AND COMBUSTIBLE MATERIALS IN, UNDER, UPON AND OVER ACROSS A STRIP OF LAND 10 FEET IN WIDTH, AS PROVIDED IN THE DEED RECORDED JUNE 27, 1960 AS INSTRUMENT NO. 4077 IN BOOK D891, PAGE 603, OFFICIAL RECORDS, AND AS DELINEATED ON L.A.C.A. MAP NO. 88 RECORDED IN BOOK 1 PAGE 53 ET SEQ., OF ASSESSORS MAPS.

- ⑦ A PERMANENT EASEMENT AND RIGHTS OF WAY AT ANY TIME, OR FROM TIME TO TIME, TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE AND RENEW SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES AND ENLARGE CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY, WATER AND INCIDENTAL PURPOSES INCLUDING ACCESS AND THE RIGHTS TO KEEP THE PROPERTY FREE FROM INFLAMMABLE MATERIALS AND WOOD GROWTH, AND OTHERWISE PROTECT THE SAME FROM ALL HAZARDS, IN, UPON AND OVER THE PUBLIC STREET AREAS THEREOF, FOR SEWERS, STORM DRAINS, TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY FOR THE TRANSPORTATION OR DISTRIBUTION OF WATER, AS RESERVED AND EXCEPTED IN ORDINANCE NO. 119291 (119293), ORDERING THE VACATION OF BEACH AVENUE AND OTHER STREETS, A COPY THEREOF BEING RECORDED JUNE 30, 1961 AS INSTRUMENT NO. 6541.
- ⑧ AN EASEMENT 10 FEET WIDE FOR STORM DRAIN AND HARBOR UTILITIES AS DESIGNATED ON L.A.C.A. MAP NO. 88, RECORDED IN BOOK 1, PAGE 53 ET SEQ., OF ASSESSORS MAPS, AS RESERVED BY THE COUNTY OF LOS ANGELES, IN THE LEASE RECORDED MARCH 17, 1970 AS INSTRUMENT NO. 2529
- ⑨ AN EASEMENT 20 FEET WIDE FOR SANITARY SEWER AND STORM DRAIN PURPOSES AND FOR TRANSPORTATION OR DISTRIBUTION OF WATER AS RESERVED AND EXCEPTED IN ORDINANCE NO. 119293, ORDERING THE VACATION OF BEACH AVENUE AND OTHER STREETS, A COPY THEREOF BEING RECORDED JUNE 30, 1961 AS INSTRUMENT NO. 6541 AND AS DELINEATED ON L.A.C.A. MAP NO. 88, RECORDED IN BOOK 1, PAGE 53 ET SEQ., OF ASSESSORS MAPS, AND AS RESERVED BY THE COUNTY OF LOS ANGELES, IN THE LEASE RECORDED MARCH 17, 1970 AS INSTRUMENT NO. 2529.

- ⑩ AN EASEMENT 10 FEET WIDE FOR TRANSPORTATION OR DISTRIBUTION OF ELECTRICAL ENERGY OF THE CITY OF LOS ANGELES, AS RESERVED AND EXCEPTED IN ORDINANCE NO. 119293, ORDERING THE VACATION OF BEACH AVENUE AND OTHER STREETS, A COPY THEREOF BEING RECORDED JUNE 30, 1961 AS INSTRUMENT NO. 6541, AND AS DELINEATED ON L.A.C.A. MAP NO. 88, RECORDED IN BOOK 1, PAGE 53 ET SEQ., OF ASSESSORS MAPS, AS RESERVED BY THE COUNTY OF LOS ANGELES IN THE LEASE, AS AMENDED, WHICH LEASE WAS RECORDED MARCH 17, 1970 AS INSTRUMENT NO. 2529.
- ⑪ A WATERLINE EASEMENT 25' X 30' AS PROVIDED IN THE INSTRUMENT RECORDED IN BOOK D1078, PAGE 986, OF OFFICIAL RECORDS, AND AS DELINEATED ON L.A.C.A. MAP NO. 88, RECORDED IN BOOK 1, PAGE 53 ET SEQ., OF ASSESSORS MAPS.
- ⑫ A RIGHT OF WAY FOR HARBOR UTILITY PURPOSES OVER THE SOUTHEASTERLY 5 FEET OF SAID LAND AS RESERVED IN THE LEASE, AS AMENDED, WHICH LEASE WAS RECORDED MARCH 17, 1970 AS INSTRUMENT NO. 2529.

LINE TABLE		
NO.	DELTA	R
D1	N36°00'30"W	100.02'
D2	N36°00'56"W	80.59'

CURVE TABLE			
NO.	DELTA	R	L
C1	91°18'42"	19.00'	30.28'



PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 _____ DATE _____

CRC Enterprises
 27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
 Telephone (661) 297-2336 FAX (661) 297-2331

TOPOGRAPHIC SURVEY

CRC 2734

SHEET 1 OF 2 SHEET

DATE OF SURVEY

NOVEMBER 01, 2011
 REV OCTOBER 17 2014

SITE AREA

83,699 S.F. 1.92 ACRES

SITE ADDRESS

WASHINGTON BLVD., MARINA DEL REY, CA.

BENCH MARK

WIRE SPK IN S CURB WASHINGTON ST; 34.2 FT. E. OF
 C/L PROD BEACH AVE; E END CB
 BASELINE QUAD (1975) ELEV. = 5.21
 Y 08670

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

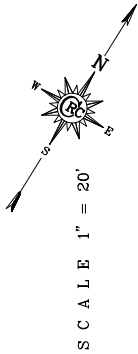
MARINA DEL REY LEASE PARCEL NO. 955
 PARCELS 370 THROUGH 377 INCLUSIVE, AS SHOWN ON LOS ANGELES COUNTY ASSESSOR'S MAP NO. 88 RECORDED IN BOOK 1 PAGES 53 TO 70 INCLUSIVE OF ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

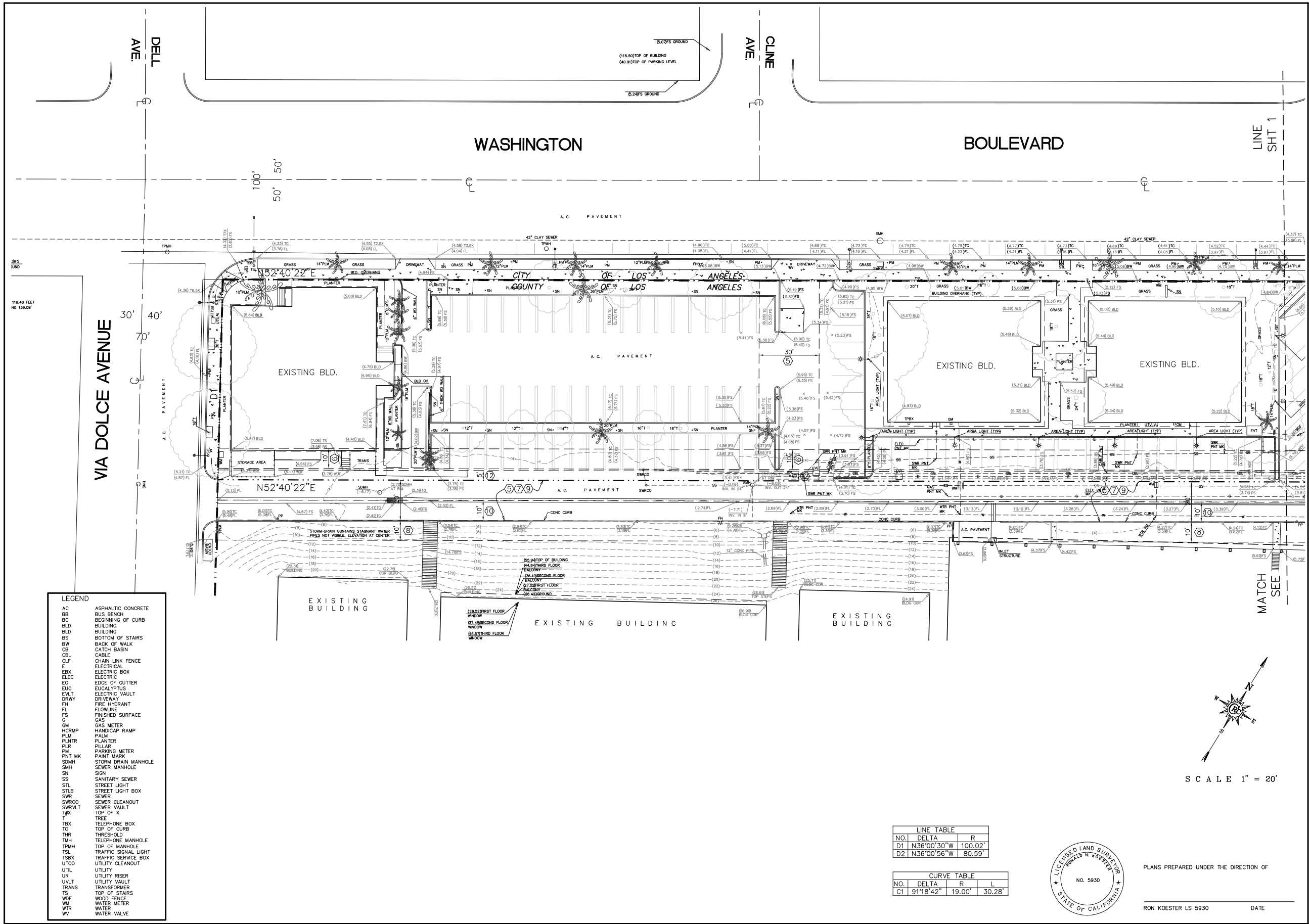
EXCEPTING THEREFROM THAT PORTION THEREOF WHICH LIES NORTHEASTERLY OF A LINE WHICH BEARS AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID PARCEL 377, AND WHICH PASSES THROUGH A POINT IN SAID SOUTHEASTERLY LINE DISTANT SOUTHWESTERLY THEREON 100.00 FEET FROM THE EASTERLY CORNER OF SAID LAST MENTIONED PARCEL.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF WHICH LIES WITHIN THE SOUTHWESTERLY 10 FEET OF SAID PARCEL 370.

PARCEL B:

A RIGHT OF WAY FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS OVER THOSE PORTIONS OF PARCEL 362 TO 369 INCLUSIVE, AS SHOWN ON SAID MAP, WHICH LIE NORTHWESTERLY OF A LINE PARALLEL WITH AND 200 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF SAID PARCEL 362.





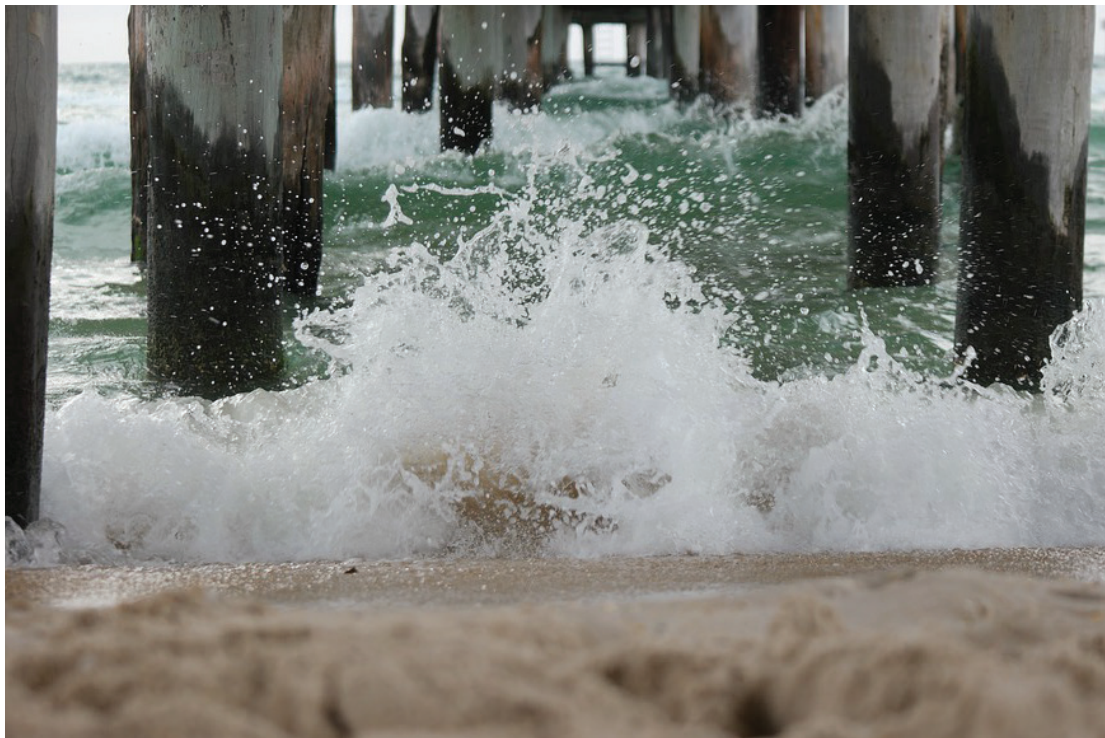


Design Inspiration

Situated between Venice Beach and the Marina, the Project is a modern take on the beach community.

The design takes inspiration from the rhythmic elegance of the ocean waves, which crest into dynamic forms as they break at the shore. The color and material palettes draw from the local vibes of coastal architecture, embraced in hip forms and modern details.

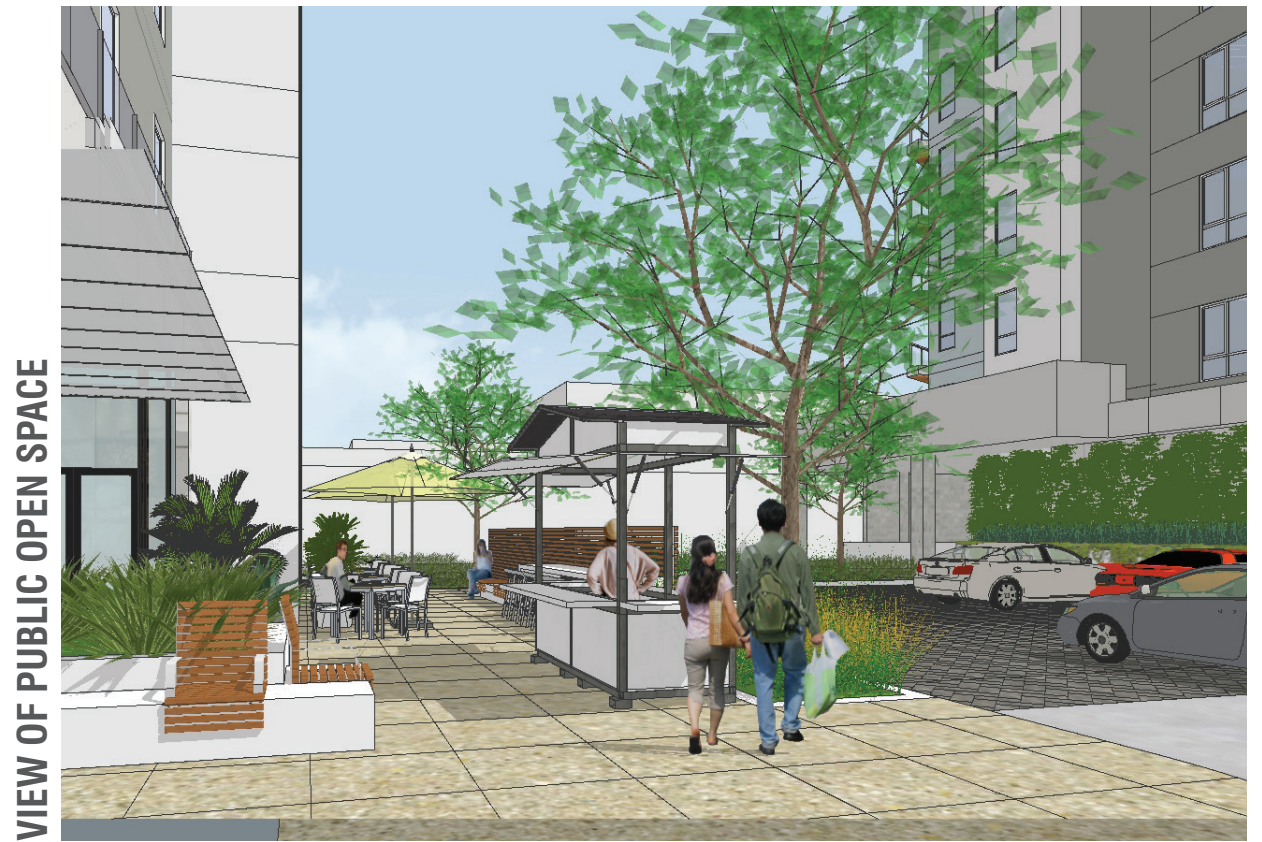
WHERE THE SURF MEETS THE SHORE







VIEW AT PLAZA



VIEW OF PUBLIC OPEN SPACE









1 BUILDING 1 - NORTH ELEVATION



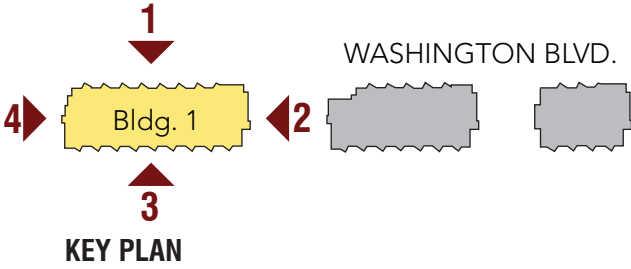
2 BUILDING 1 - EAST ELEVATION



3 BUILDING 1 - SOUTH ELEVATION



4 BUILDING 1 - WEST ELEVATION





1 BUILDING 2 - NORTH ELEVATION



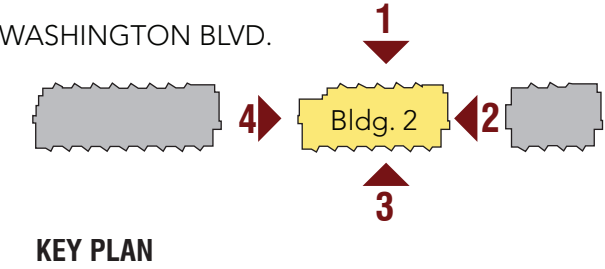
2 BUILDING 2 - EAST ELEVATION



3 BUILDING 2 - SOUTH ELEVATION



4 BUILDING 2 - WEST ELEVATION



KEY PLAN



1 BUILDING 3 - NORTH ELEVATION



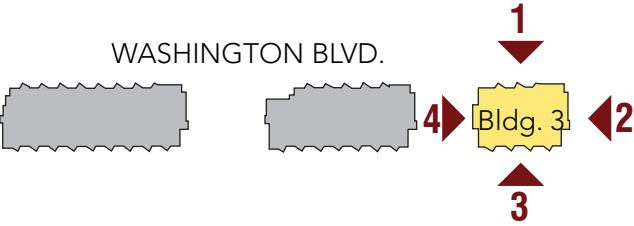
2 BUILDING 3 - EAST ELEVATION



3 BUILDING 3 - SOUTH ELEVATION



4 BUILDING 3 - WEST ELEVATION



KEY PLAN



METAL AWNING
(POWDER COATED FINISH)
ALUMINUM COMPOSITE
CLADDING

FIBER CEMENT LAP
SIDING
FIBERGLASS DOORS
(PAINTED TO MATCH
ADJACENT COLOR)

STONE VENEER TILE

VINYL WINDOWS

ALUMINUM WINDOWS
(AT TOWER ONLY)

GLASS & ALUMINUM
GUARDRAILS/FASCIA

ALUMINUM
STOREFRONT GLAZING
(MARINE GRADE FINISH)

COMPOSITE WOOD-
TEXTURED SIDING

PLASTER FINISH

OCEAN



MDR95
Marina Del Rey, CA

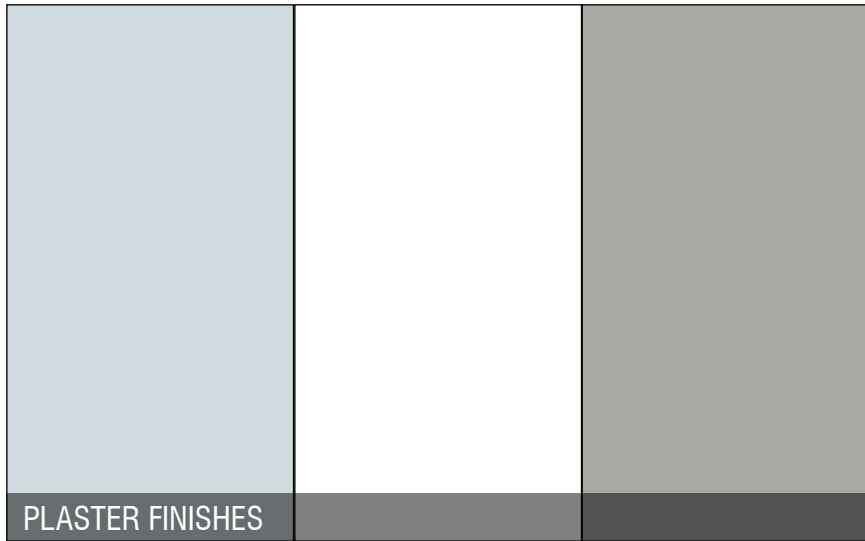
GOLD COAST WEST, LLC
13737 Fiji Way, Unit C-10
Marina Del Rey, CA 90292



DESIGN REVIEW SUBMITTAL
OCTOBER 9, 2019
2013-124-01

EXTERIOR FINISHES

A-2.10



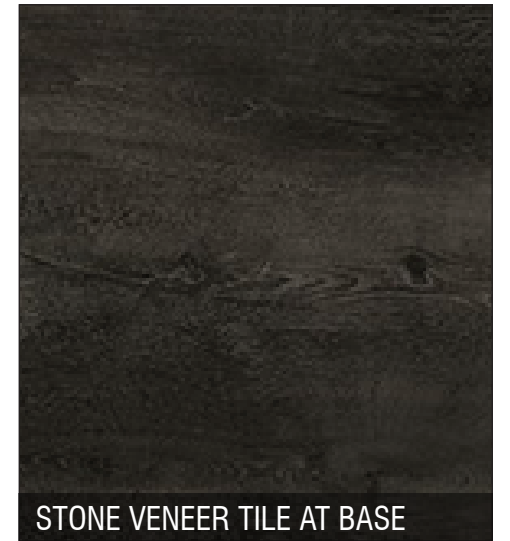
PLASTER FINISHES



COMPOSITE WOOD TEXTURE SIDING



STONE VENEER TILE



STONE VENEER TILE AT BASE



FIBER CEMENT LAP SIDING



GLASS & ALUMINUM GUARDRAILS / FASCIA



VINYL WINDOWS (SILVER)



FIBERGLASS DOORS (SILVER)



ALUMINUM COMPOSITE CLADDING



ARCHITECTURAL LOUVERS



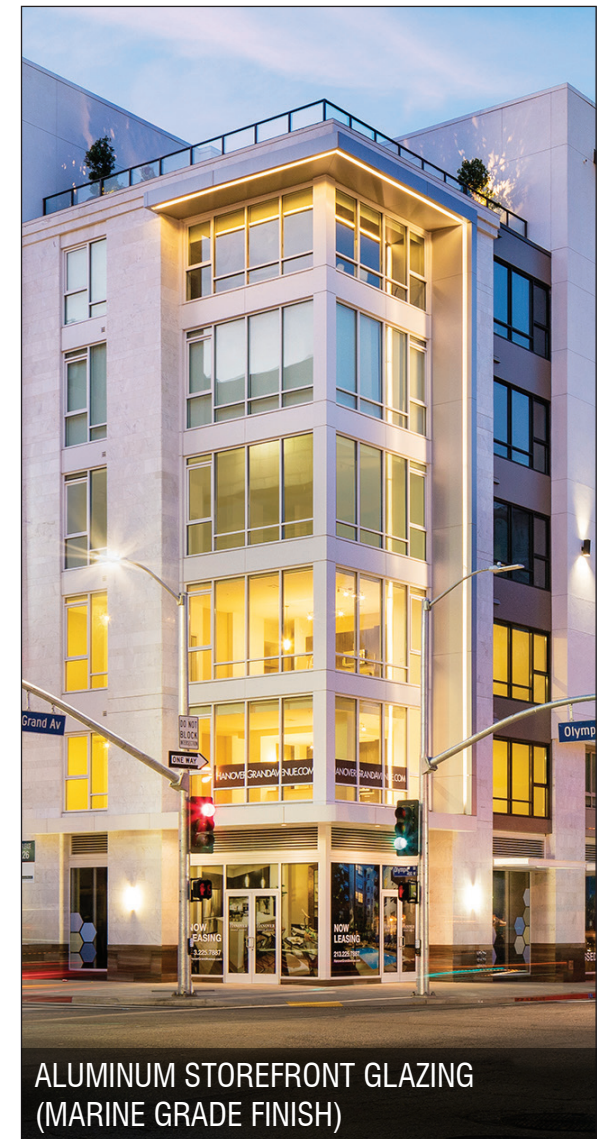
METAL AWNING (POWDER COATED FINISH)



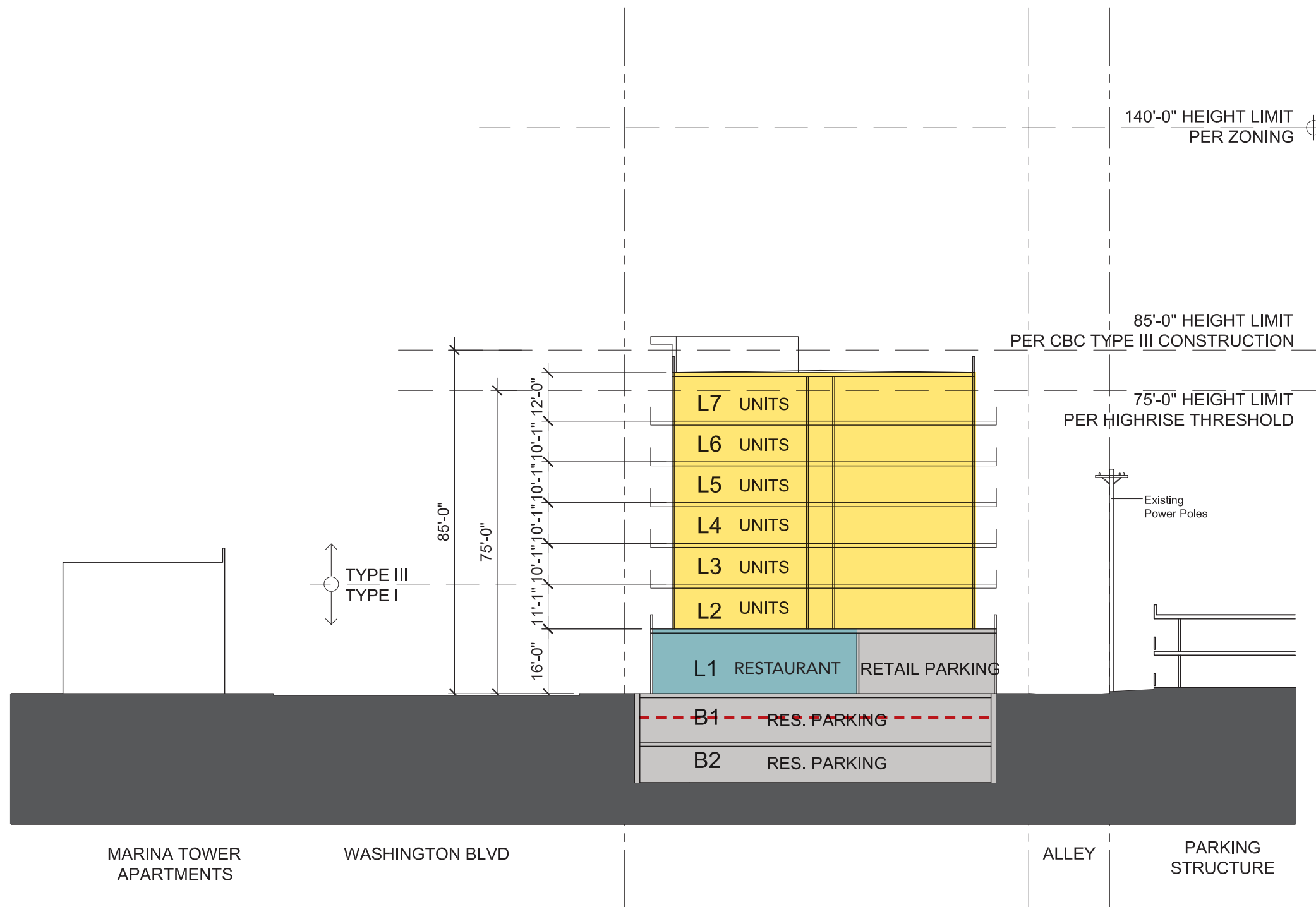
GLASS ENTRY AWNING

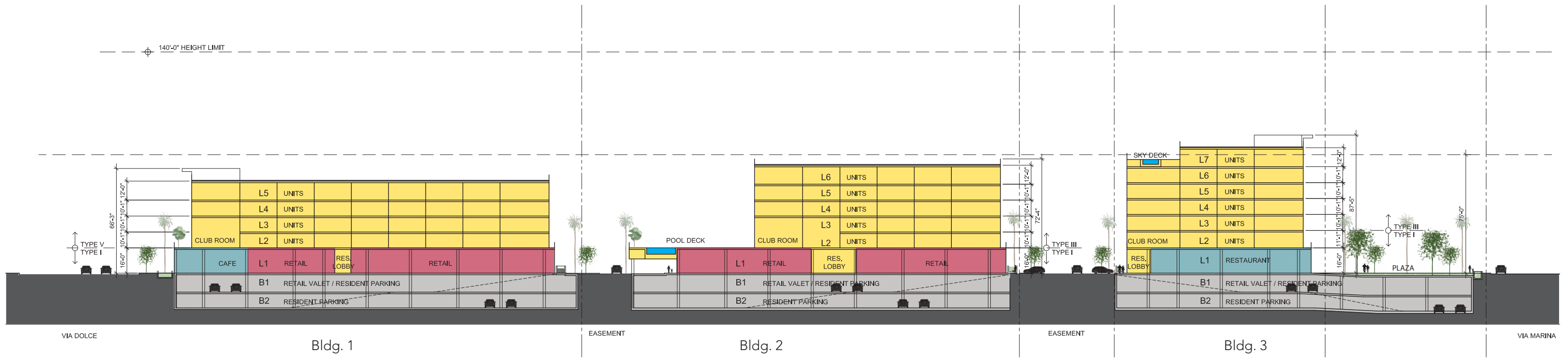


RETAIL STOREFRONT




ALUMINUM STOREFRONT GLAZING (MARINE GRADE FINISH)






LEGEND

- PALM


- TREE



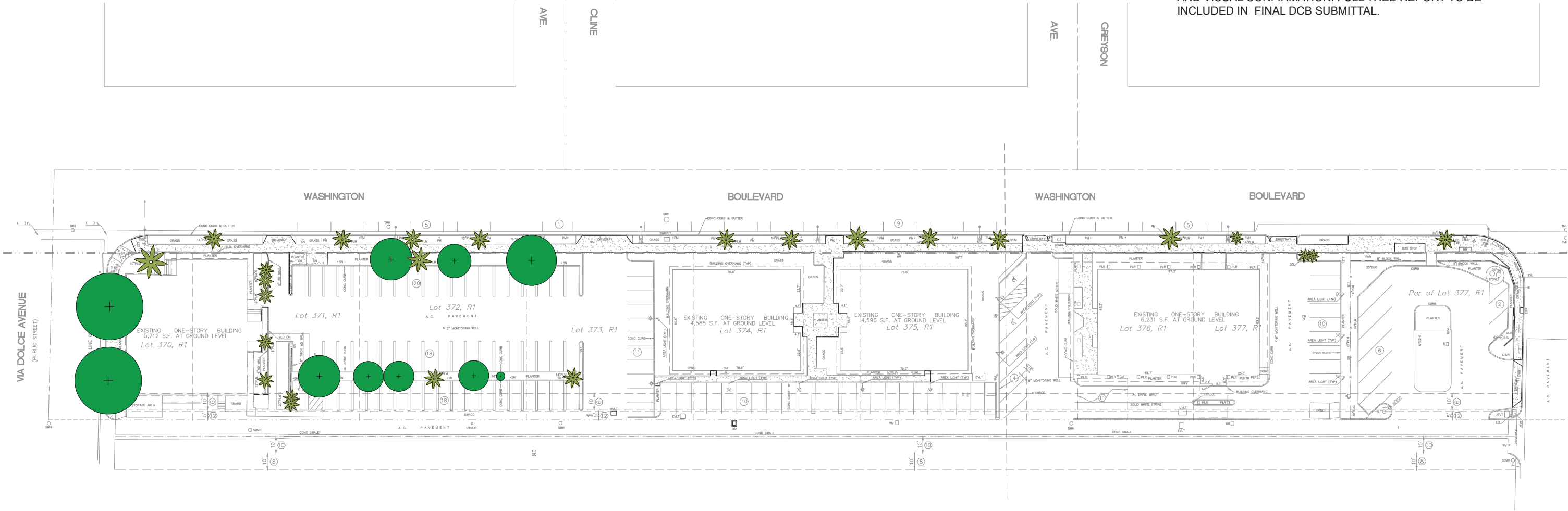
TREES TO BE REMOVED

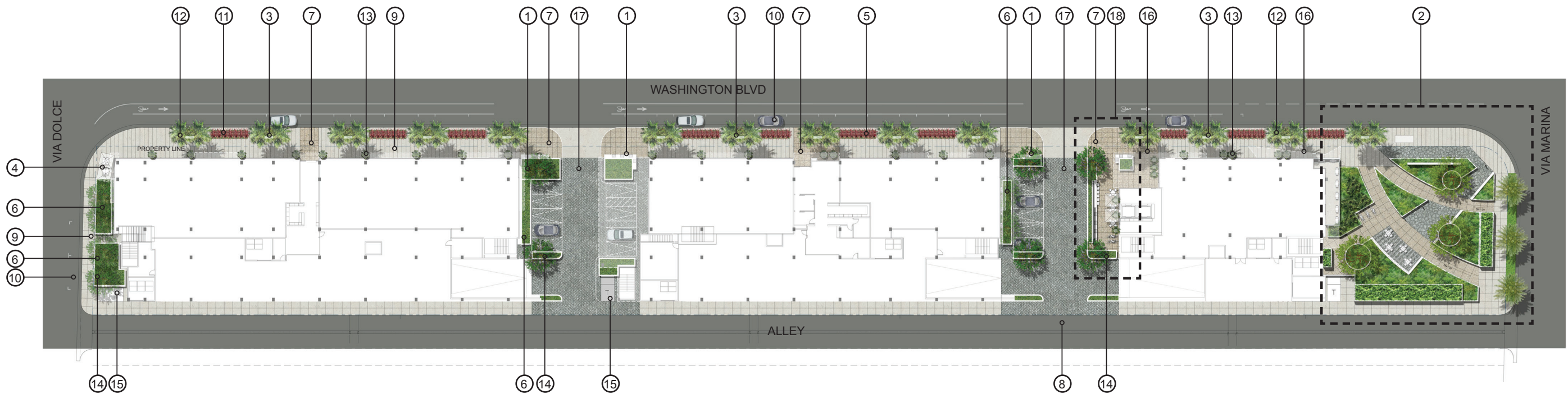
ALL TREES ON PROJECT TO BE REMOVED

TREES: 10
PALMS: 25

TOTAL: 35

NOTE: TREES SHOWN ARE BASED ON SURVEY LOCATIONS
AND VISUAL CONFIRMATION. FULL TREE REPORT TO BE
INCLUDED IN FINAL DCB SUBMITTAL.



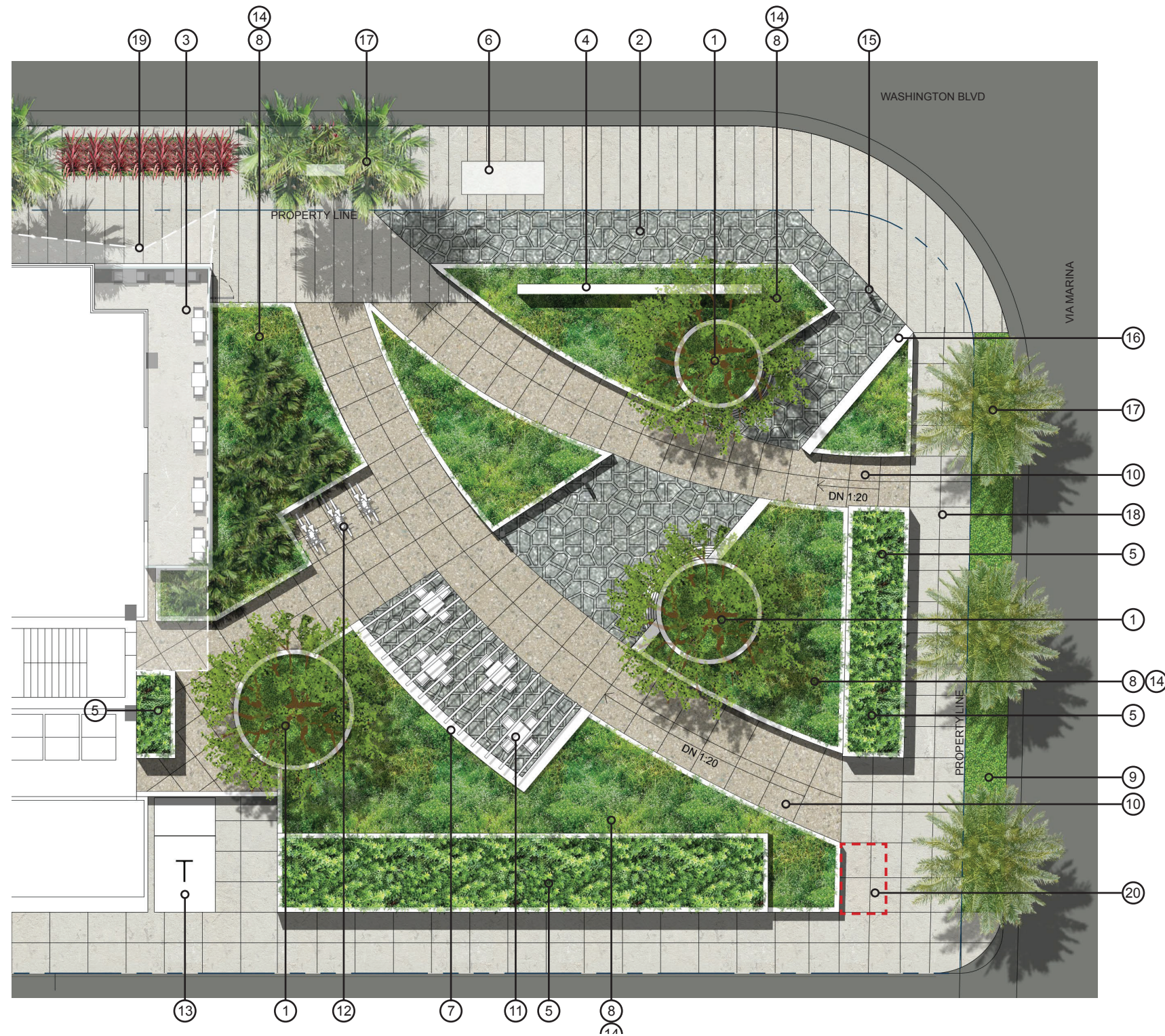


NOTES:

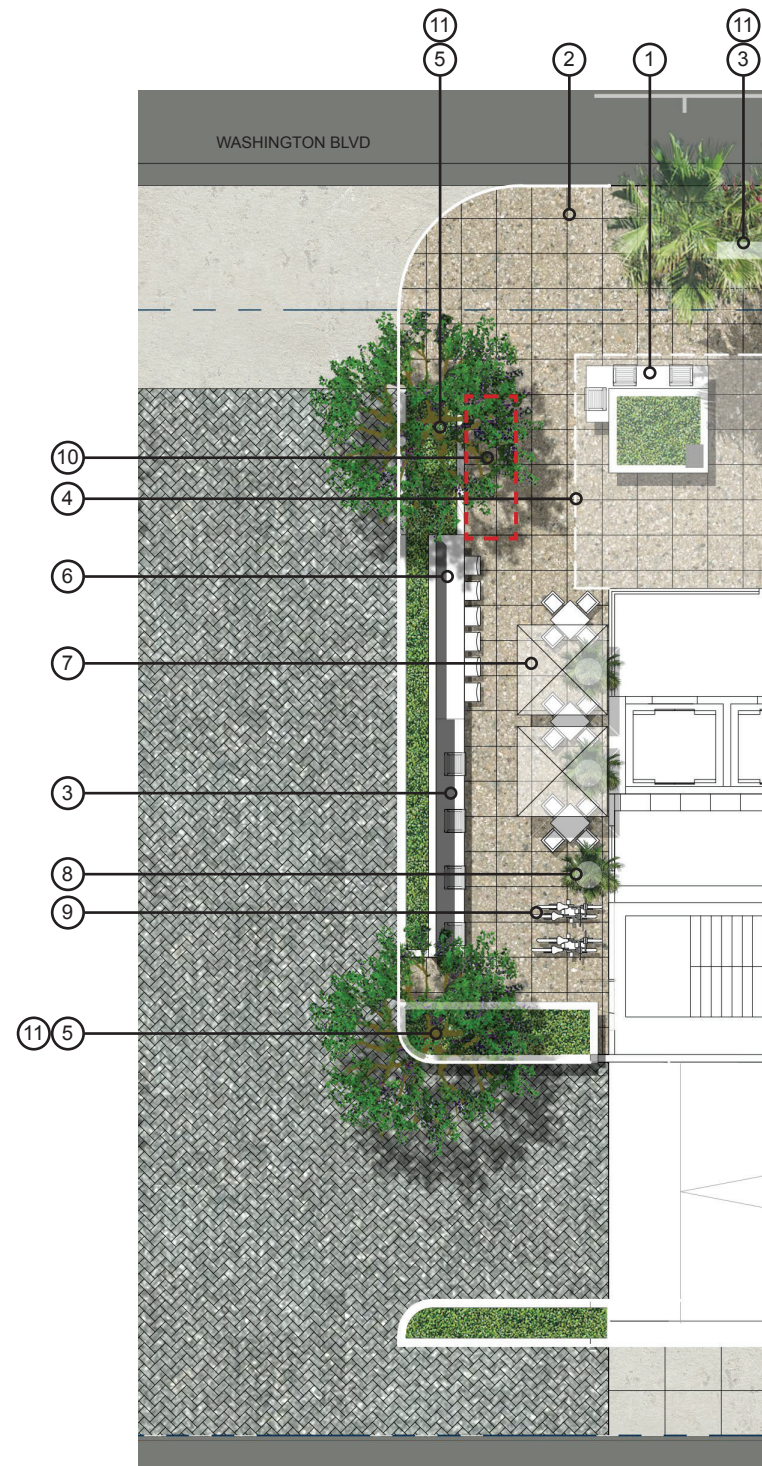
1. VIA DOLCE AND WASHINGTON BLVD RIGHT OF WAY ARE WITHIN CITY OF LA JURISDICTION AND WILL BE PART OF THE B PERMIT PROCESS.

2. TREES TO BE PRUNED AND LOW PLANTINGS INSTALLED AT INTERSECTIONS AND CROSSINGS AS NEEDED TO MAINTAIN VEHICULAR AND PEDESTRIAN VISIBILITY.

- | | |
|--|--|
| ① PLANTER WITH INTEGRATED/COMPANION SEATING | ⑬ PORTABLE PLANTER (IRRIGATED) |
| ② PUBLIC GATEWAY PLAZA, SEE ENLARGEMENT ON L-4 | ⑭ SHADE TREE, 24" BOX MIN |
| ③ BENCH SEATING | ⑮ TRANSFORMER |
| ④ SHADED RESTAURANT/CAFE PATIO | ⑯ BUILDING CANOPY |
| ⑤ PARKWAY WITH 18" STEPOUT STRIP (PER CITY OF LA STANDARD) | ⑰ POTENTIAL PERMEABLE PAVING (IF ALLOWED BY EASEMENT HOLDER) |
| ⑥ POTENTIAL LID PLANTER WITH VINES | ⑱ PUBLIC OPEN SPACE, SEE ENLARGEMENT ON L-5 |
| ⑦ DECORATIVE PAVING | |
| ⑧ EXISTING ALLEY | |
| ⑨ SCORED CONCRETE WALK | |
| ⑩ EXISTING STREET PARKING | |
| ⑪ ACCENT PLANTING | |
| ⑫ NEW STREET TREE, 24" BOX MIN | |



- ① SHADE TREE IN RAISED PLANTER WITH INTEGRATED SEATING
- ② DECORATIVE PAVING
- ③ ADJACENT RESTAURANT OUTDOOR DINING AREA
- ④ GATEWAY MONUMENT SIGNAGE (AS PER COUNTY GATEWAY PARK PLANS)
- ⑤ POTENTIAL LID FLOW THROUGH PLANTER W/ APPROPRIATE PLANTINGS
- ⑥ EXISTING BUS STOP TO REMAIN
- ⑦ ART MURAL ON TALL WALL
- ⑧ LOW PLANTER
- ⑨ NEW PARKWAY
- ⑩ SLOPED WALK (REQUIRED TO MEET GRADE CHANGE ON VIA MARINA)
- ⑪ TRELLIS WITH SEATING
- ⑫ BIKE RACKS
- ⑬ TRANSFORMER AND UTILITY AREA
- ⑭ DROUGHT TOLERANT AND APPROPRIATE PLANTINGS
- ⑮ LIGHTING (DOWN LIGHTING)
- ⑯ SEATWALL WITH SLOPED TOP
- ⑰ NEW STREET TREE, 24" BOX MIN
- ⑱ 8' WIDE SIDEWALK
- ⑲ BUILDING CANOPY
- ⑳ POTENTIAL KIOSK LOCATION

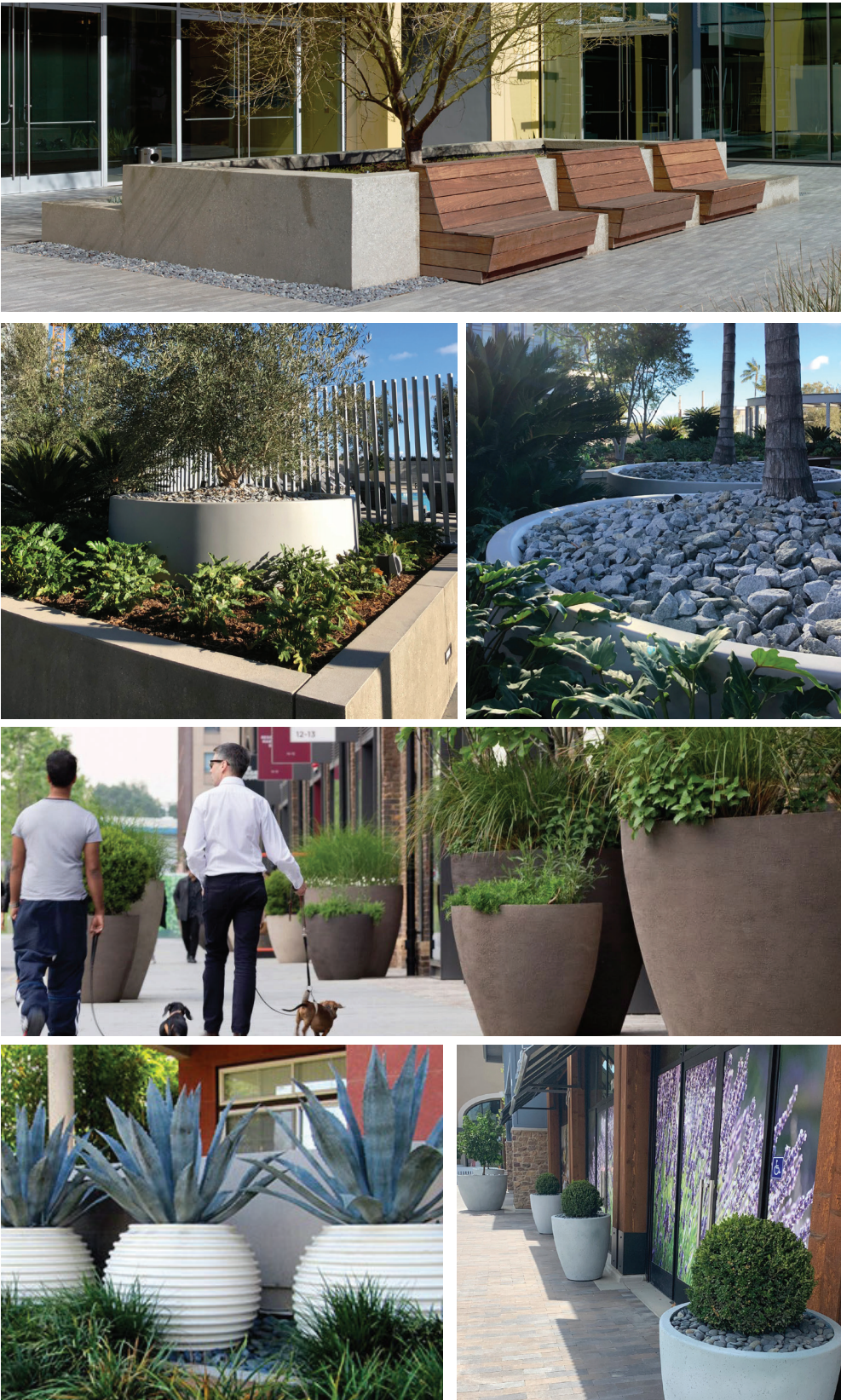


- ① RAISED PLANTER WITH INTEGRATED SEATING
- ② DECORATIVE PAVING
- ③ BENCH SEATING
- ④ BUILDING CANOPY
- ⑤ SHADE TREE IN PLANTER
- ⑥ COUNTER
- ⑦ UMBRELLA WITH SEATING
- ⑧ PORTABLE PLANTER(IRRIGATED)
- ⑨ BIKE RACKS
- ⑩ POTENTIAL KIOSK LOCATION
- ⑪ DROUGHT TOLERANT AND APPROPRIATE PLANTINGS

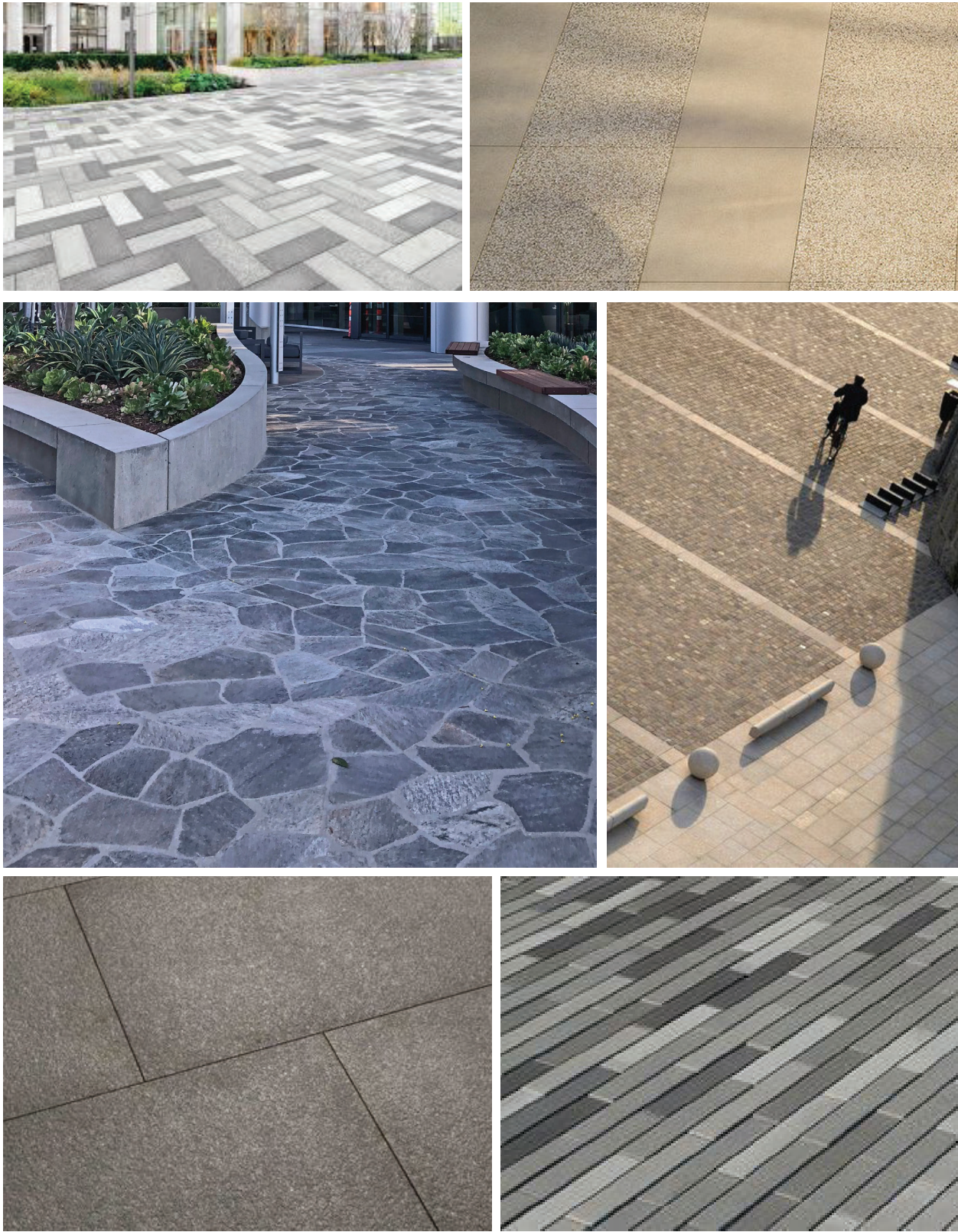
TRELLIS



PLANTERS



PAVING



UMBRELLAS



BUILT IN SEATING



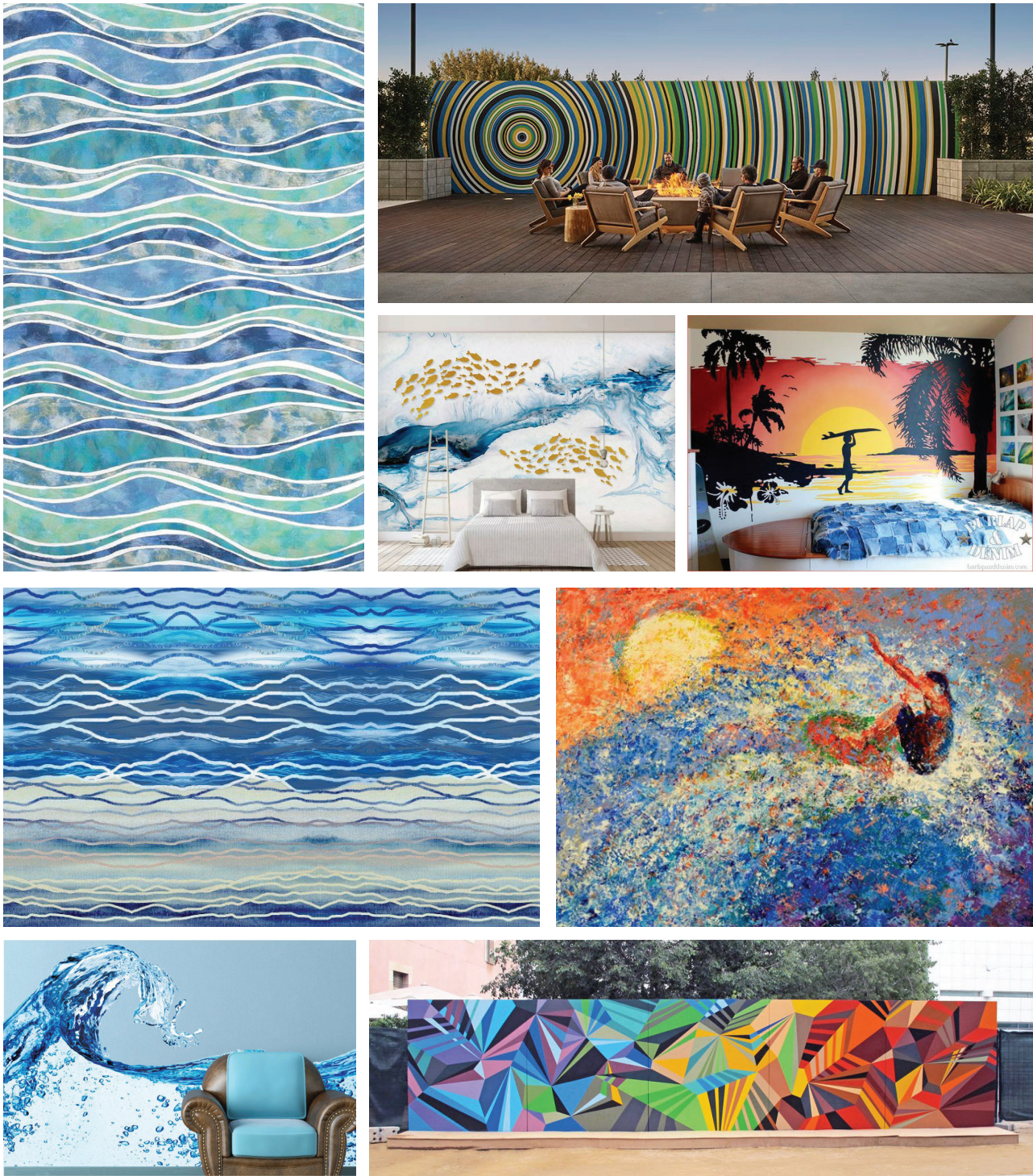
BIKE RACKS



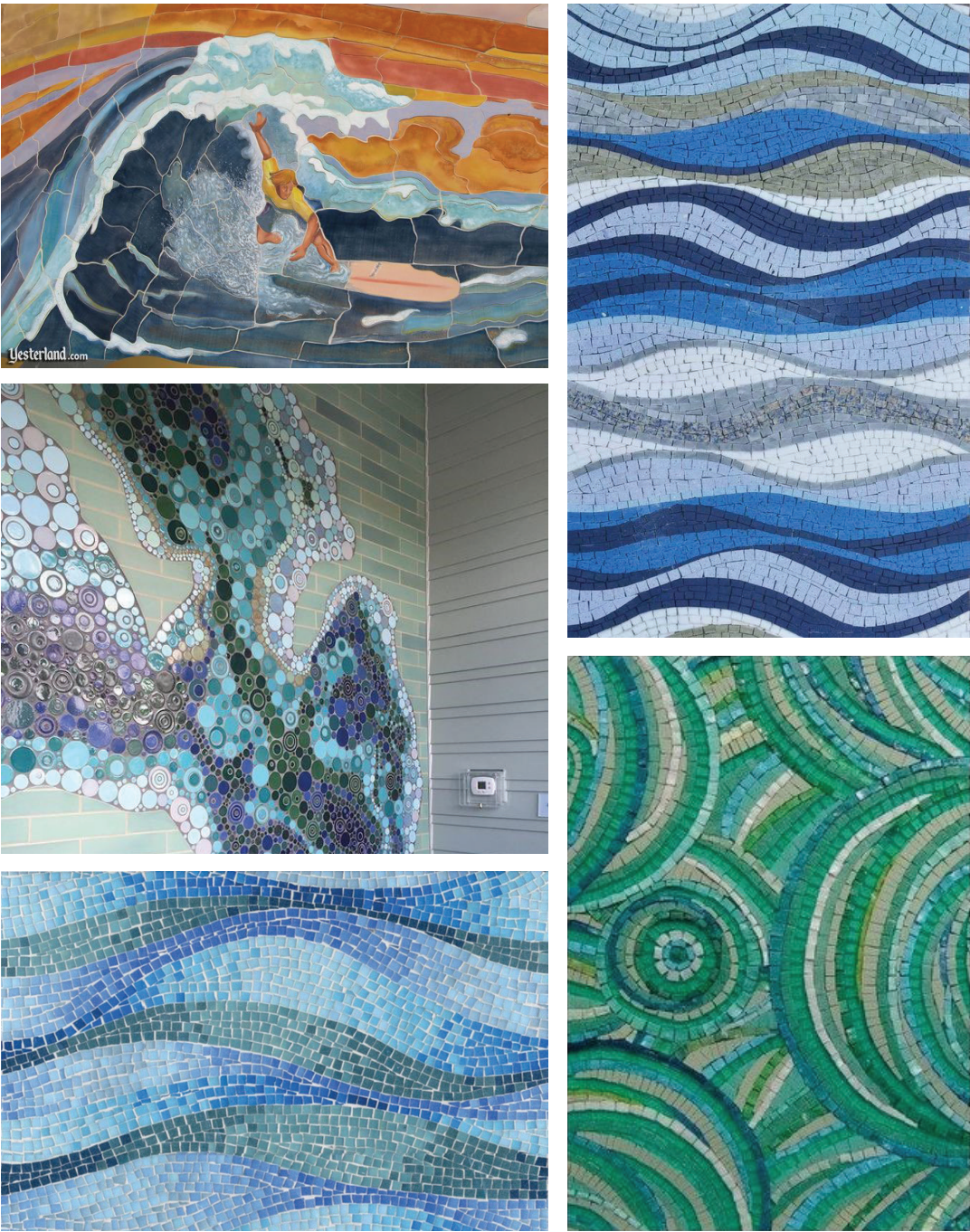
CITY OF LA STANDARD/PRE-APPROVED BIKE RACKS

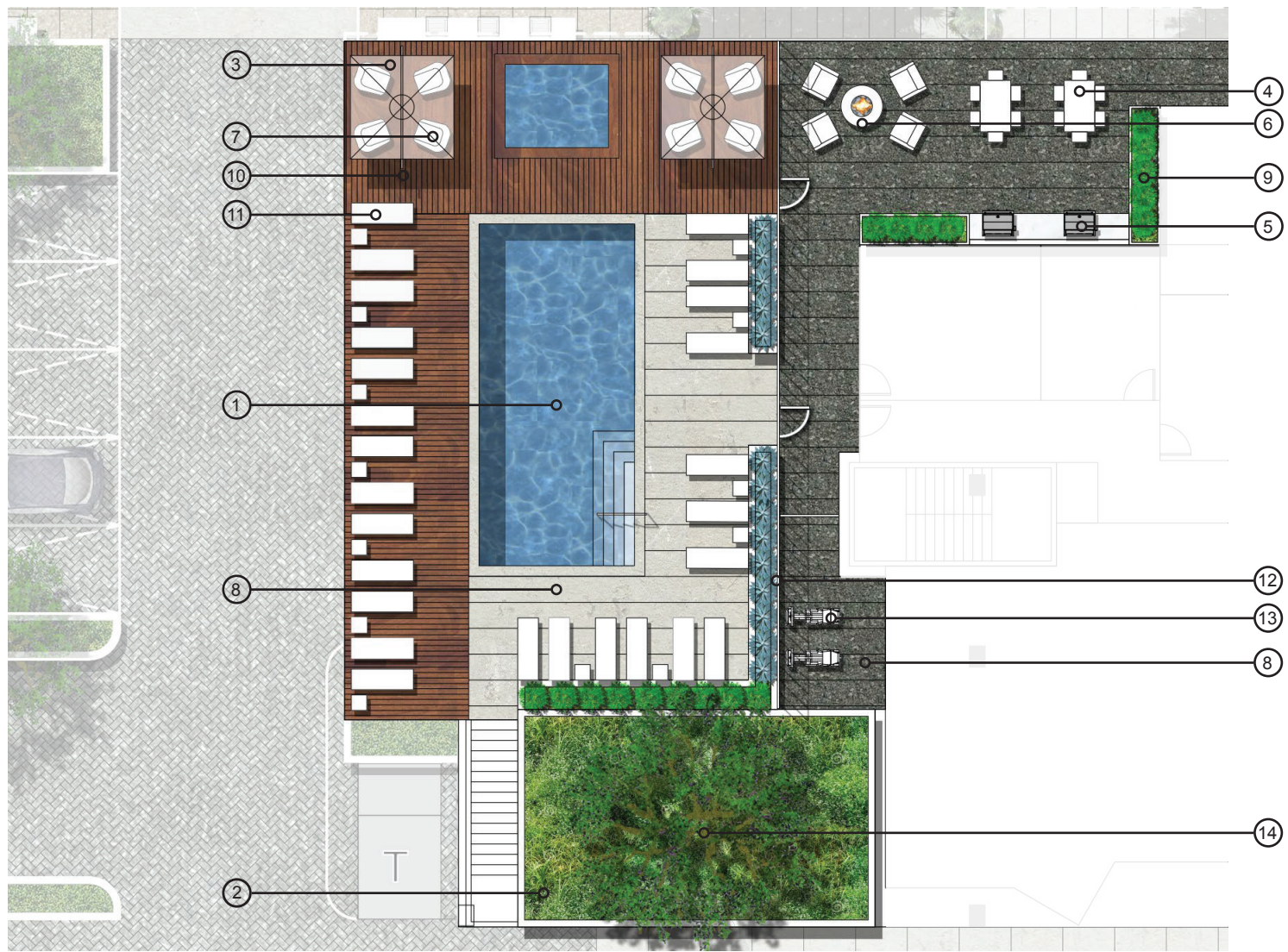
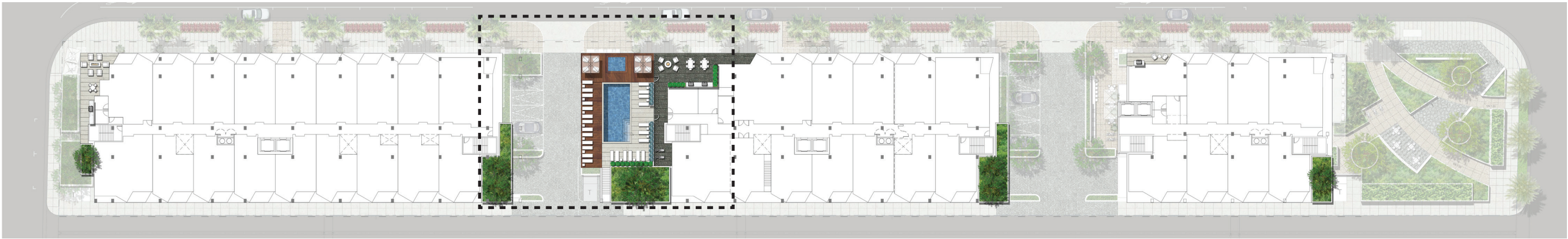
PUBLIC ART/MURAL

PAINTED

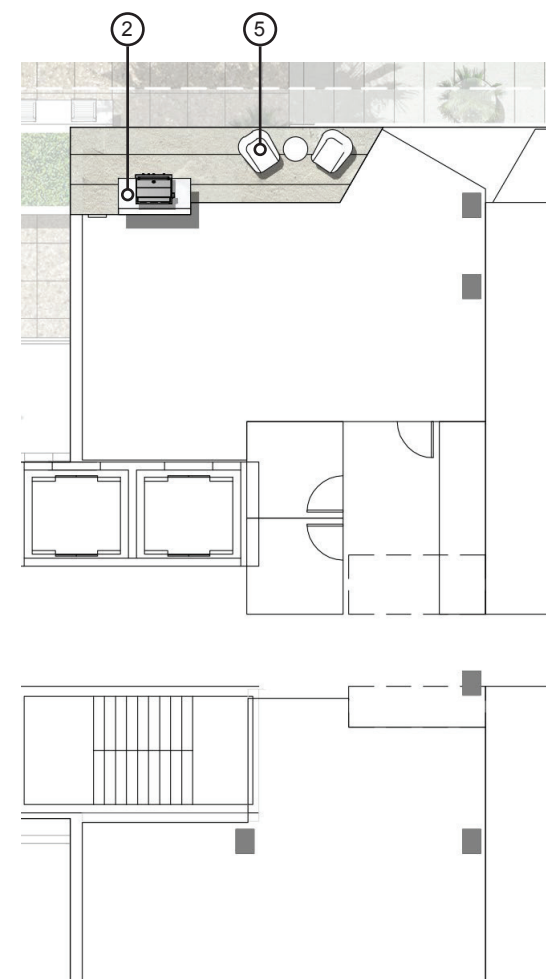
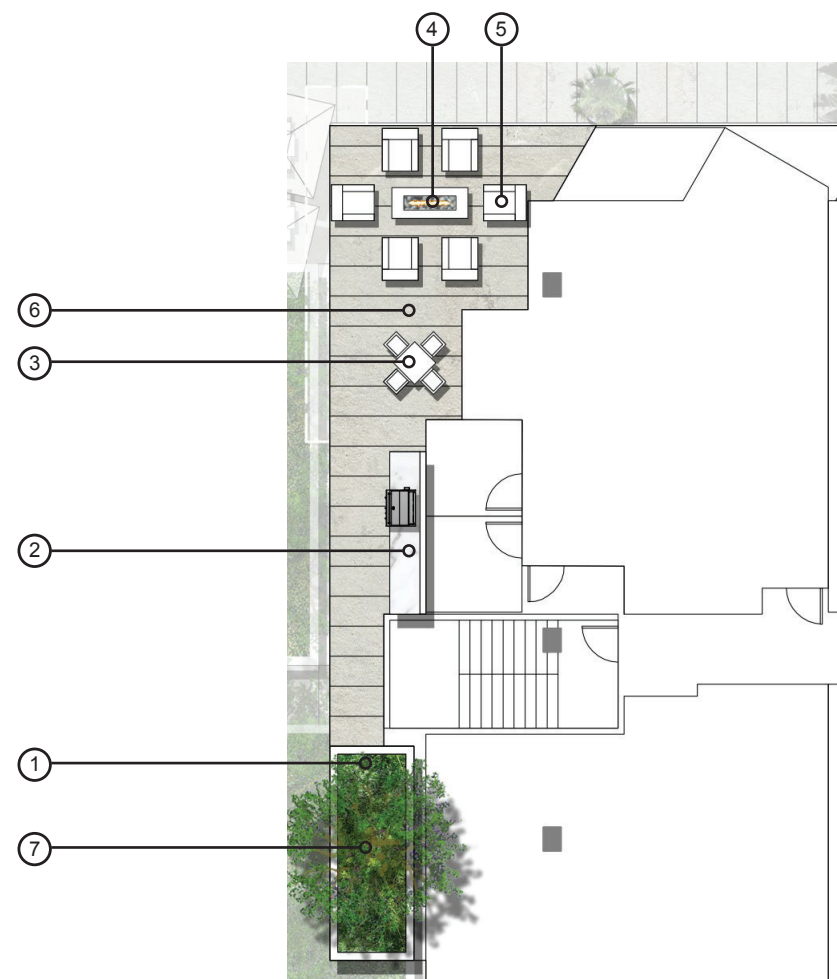


TILE

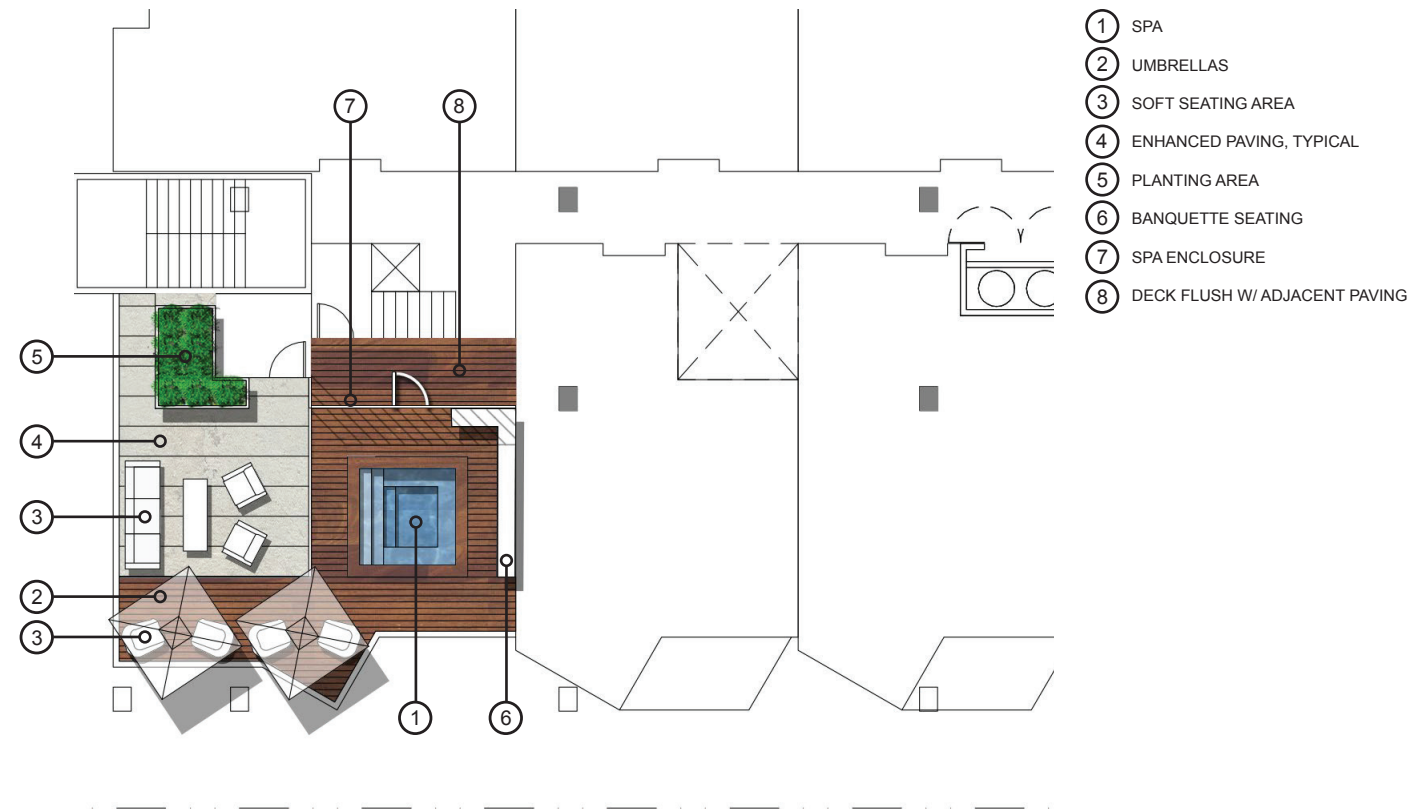
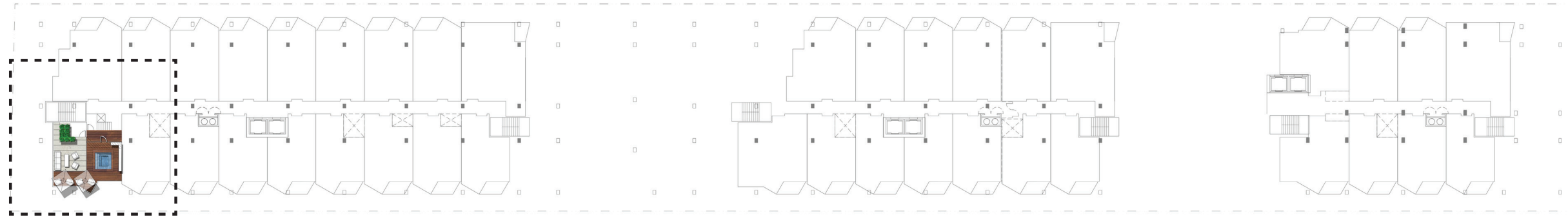


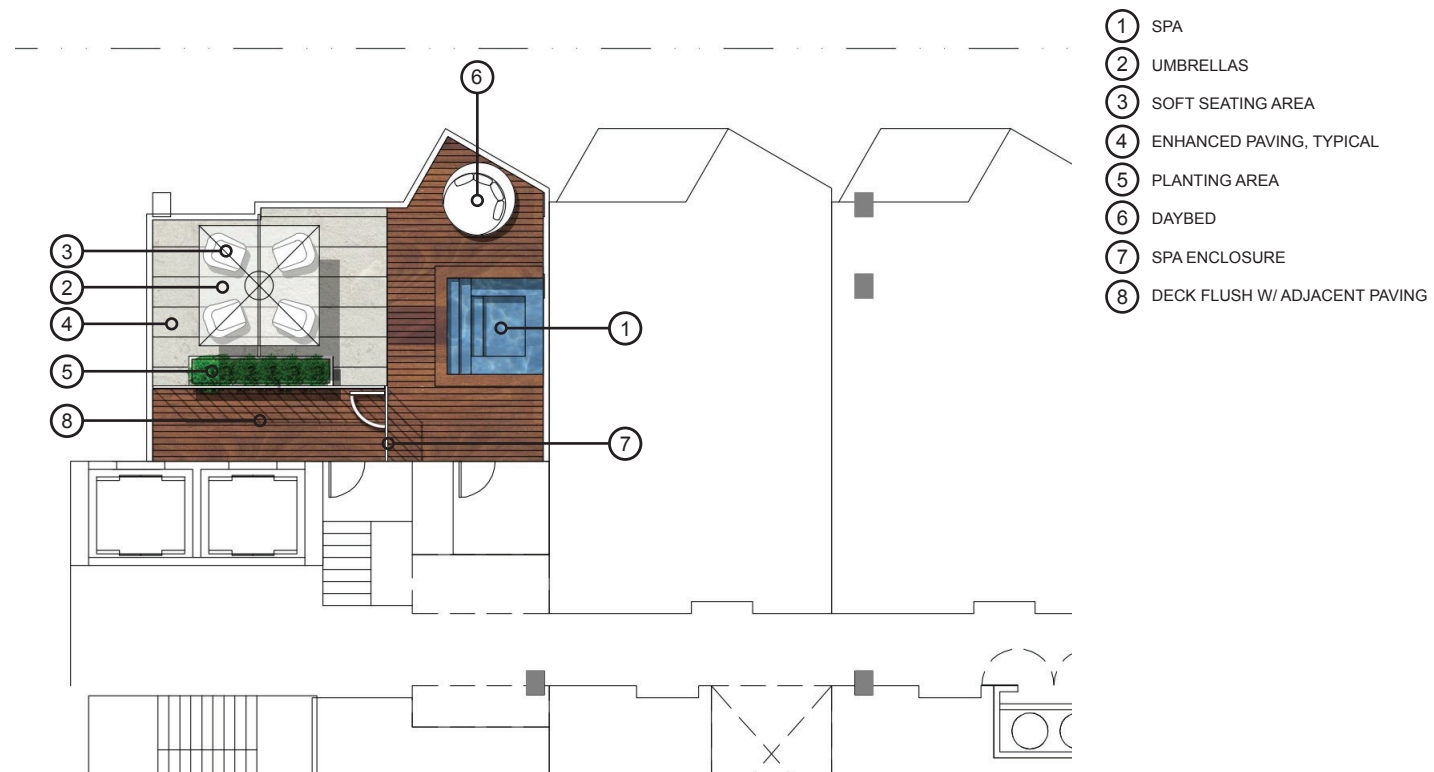
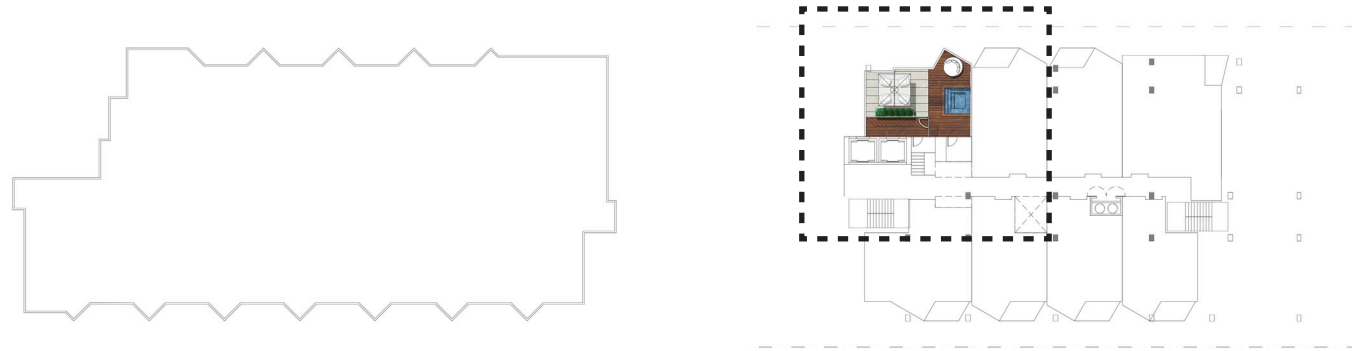


- ① POOL
- ② PLANTER
- ③ UMBRELLAS
- ④ OUTDOOR DINING AREA
- ⑤ OUTDOOR KITCHEN/BBQ
- ⑥ LOUNGE WITH FIREPIT
- ⑦ SOFT SEATING AREA
- ⑧ ENHANCED PAVING, TYPICAL
- ⑨ PLANTER
- ⑩ DECK FLUSH W/ ADJACENT PAVING
- ⑪ CHAISE LOUNGE SEATING
- ⑫ POOL ENCLOSURE
- ⑬ OUTDOOR EXERCISE ROOM
- ⑭ TREE



- ① PLANTER
- ② OUTDOOR KITCHEN/BBQ
- ③ OUTDOOR DINING AREA
- ④ FIREPIT
- ⑤ SOFT SEATING AREA
- ⑥ ENHANCED PAVING, TYPICAL
- ⑦ TREE





TREES & PALMS



ULMUS PARVIFOLIA
Chinese Elm



OLEA EUROPAEA 'SWAN HILL'
Fruitless Olive



QUERCUS TOMENTELLA
Island Live Oak



ARBUTUS MARINA
Strawberry Tree



CERCIDIA FLORIDUM
Desert Museum



PHOENIX DACTYLIFERA
Date Palm



WASHINGTONIA ROBUSTA
Mexican Fan Palm



CHAMAEROPS HUMILIS
Mediterranean Fan Palm

SHRUBS & GROUNDCOVER



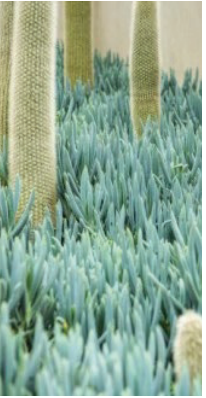
STIPA TENUISSIMA
Mexican Feather Grass



LEYMUS CONDENSATUS 'CAN-YON PRINCE'
Wild Rye



ACORUS GRAMINEUS 'OGON'
Golden Sweet Flag



SENECIO SERPENS 'BLUE CHALK STICKS'
Dwarf Blue Senecio



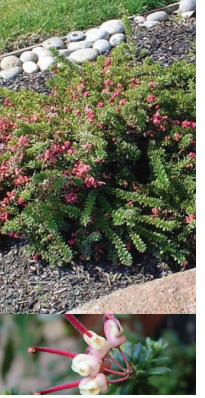
MYOPORUM PACIFICUM
Myoporum



FESTUCA GLAUCA
Blue Fescue



DYMONDIA MARGARETE
Dymondia



GREVILLEA LANIGERA
Prostrate Woolly Grevillea
'MT. TAMBORITHA'



AGAVE ATTENUATA
Foxtail Agave



ALOE ARBORESCENS
Tree Aloe



ANIGOZANTHOS FLAVIDUS
Kangaroo Paw



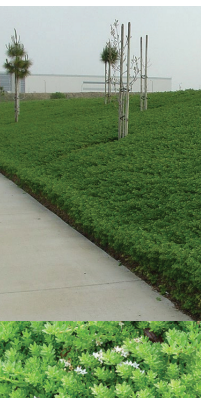
ANIGOZANTHOS FLAVIDUS
Kangaroo Paw



PITTOSPORUM 'SILVER SHEEN'
Kohuhu 'Silver Sheen'



LOROPETALUM CHINENSE
'RAZZLEBERRY'



MYOPORUM PARVIFOLIUM
Prostrate Myoporum



ROSMARINUS OFFICINALIS
Rosemary



SEDUM SP
Sedum



FURCREA FOETIDA 'MEDIOP-ICTA'
Furcraea



LIRIOPE GIGANTEA
Big Blue Lily Turf



PHORMIUM HYBRIDS
Variegated New Zealand Flax



PHORMIUM HYBRIDS
Variegated New Zealand Flax



PHORMIUM HYBRIDS
Variegated New Zealand Flax



Caring for Our Coast

• • •

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

July 1, 2020

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5C – PARCEL 8 – HARBORSIDE MARINA BAY APARTMENTS –
DCB # 20-003 – CONSIDERATION OF NEW SIGN PROGRAM**

Item 5C on your agenda is a submittal from Harborside Marina Bay Apartments (Applicant), seeking approval for a new sign program. The project is located at 14015 Tahiti Way.

PROJECT OVERVIEW

Existing Conditions

The Harborside Marina Bay Apartments, formerly named Avalon Marina Bay Apartments, is an existing three-building apartment complex consisting of 205 residential units, partially subterranean parking, and a marina. Landside amenities include a clubhouse, pool, gym, sun deck, barbeque area, and fitness facilities.

Proposed Project

The proposed project would include 15 sign types to be located throughout the apartment community. The Applicant proposes replacing exterior signage due to changes in property ownership and community name.

SIGNAGE

Building Facade

The applicant is proposing one façade-mounted business identification sign, labeled as S1 on the signage plan, along the front of the clubhouse building, Building C. The sign would be located immediately adjacent to an entry driveway facing Tahiti Way. The dimensions of this sign would be 2'-4" tall by 12' wide with a depth of 6" and the sign would consist of a painted aluminum cabinet with ½" push thru acrylic lettering and translucent vinyl. The sign would feature the Applicant's logo, a white abstract boat sail, to the right of the lettering that would read "HARBORSIDE" in white colored font followed by "MARINA BAY APARTMENTS" in *Pantone 7702 C* colored custom font. The main cabinet color would be a dark blue, specifically *Pantone 2189 C*. The applicant proposes to illuminate this sign from dusk until dawn.



Directional/Informational

Informational signs with silver vinyl lettering would be reverse applied onto several entry way glass doors of the Building C clubhouse and would read either "Harborside Marina Bay Apartments" or "Harborside Marina Bay Hours" followed by days and hours of operation. Signs that contain hours of operation would be approximately 20" wide by 15" tall, whereas signs without this detail would be approximately 20" wide by 4" tall.

Various wall-mounted amenity related signs are proposed in the communal area of the Building C clubhouse. Sign type A1, a single-sided sign detailing spa rules, would measure 3' tall by 2' wide. Sign type A2, a notice sign for pool users, would be installed in the pool area of Building C and would measure 1' tall by 1' wide. Sign type A3, would be located adjacent to site barbeque grills, and would read "BBQ Instructions" along with various information regarding the use of facility barbeque areas and equipment. This sign would measure 11" tall by 8" wide. Sign type A4 would read "Fitness Center Guidelines" along with various rules for fitness center use and would measure 2' tall by 2' wide. All amenity signage would be composed of $\frac{1}{8}$ " thick metal with a satin clear coat finish and would feature a combination of either *Pantone 2189C*, *Pantone 7702C*, and/or white colored text and backgrounds.

Mesh banners would be installed at the trash enclosures inside each parking garage and would read "Harborside Marina Bay Boaters and Residents Only". Each sign would measure 82" wide by 47" tall and would be fence mounted to gates surrounding the trash bins.

Various parking informational signs are proposed to identify guest, future resident, and restricted parking areas. Each sign would be mounted onto a 2"x2" white aluminum post, 72" above grade, and would measure 24" tall by 18" wide. In addition, six "Private Property No Parking" signs would be wall-mounted throughout the site. Sign type S7 would be wall-mounted to the above ground parking awning and would measure 24" wide by 8" tall. The sign would read "No Guest Parking" along with additional information for parking violators. All parking related signs would be a combination of white and *Pantone 2189 C* and would be composed of $\frac{1}{8}$ " thick metal with a satin clear coat finish.

Regulatory

Proposed sign type S4, a *Pantone 2189C* blue fire lane regulatory sign, would be installed as either a pole mounted sign along Tahiti Way or a wall mounted sign at select entrances to the onsite subterranean parking garage. These signs would measure 6' tall by 2' wide. Signs that are pole mounted would be mounted onto a 2'x2' aluminum painted post, 2' above grade.

STAFF REVIEW

Staff finds the proposed project is consistent with the Marina del Rey Design Guidelines and the Revised Permanent Sign Control and Regulations. Staff finds that the dimensions, materials, and illumination schedule of the requested permanent signs meet the standards set forth in Sections 4 and 5 of the Sign Controls. The Applicant has used

a rectangular design for many of their sign panels as is generally preferred, and the use of different styles or type of lettering on each sign is minimized. Where the name of the leasehold premise appears on any sign, the name is given significant precedence in the arrangement and scale of the text or artwork inherent in the design. Staff finds that the dimensions and shape of sign panels and elements mounted onto building facades are architecturally acceptable, in proportion to the dimensions of the surface upon which they would be mounted.

Staff recommends APPROVAL of DCB #20-003, 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 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 without the written consent of the Design Control Board.**

GJ:MT:pw








SIGNAGE LOCATION MAP

Branded Signage

-  (S1) Monument Sign – page 1
-  (S2) Window Door Logo Graphics – pages
- Parking Signage**
-  (S3) Guest Permit Parking – page 4
-  (S4) Fire Lane – page 5
-  (S5) Future Resident – page 7
-  (S6) Permit Parking – page 8
-  (S7) No Guest Parking – page 13
-  (S8) Private Property – page 14

Amenity Signage

-  (A1) Spa Rules – page 9
-  (A2) Notice – page 10
-  (A3) BBQ Instructions – page 11
-  (A4) Fitness Guidelines – page 12
-  (B1) Trash Banners – page 6



680 Columbia Ave.
Riverside, CA 92507

P: 951.682.9660
F: 951.682.9665
www.fusionsign.com

CLIENT: AMC

FILE NAME: Illuminated Entrance Wall Sign_B

DESIGNER: CPA/Dorothy

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 11/13/19

REVISION DATE(s): 1/8/20, 3/10/20

FOR FUSION
USE ONLY

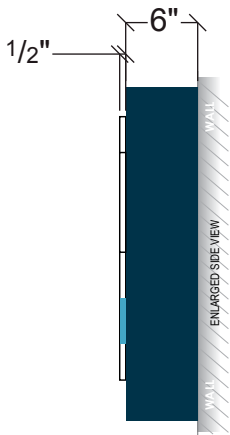
DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

DESIGN ORDER# 65101

Illuminated Entrance
Wall Sign

- 28" H x 144" W x 6" D
- Painted Aluminum Cabinet
- 1/2" Push Thru Acrylic
- Translucent Vinyl
- LED Illuminated
- UL Certified
- Wall Mounted



POSITION ONLY NTS

PROCESS COLORS - CMYK
COLORS PROVIDED BY
CLIENT MOVE FORWARD
WITH PRINT.

- Pantone 2189 C
- Pantone 7702 C
- White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 3" = 1'



APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

COLORS MAY VARY DEPENDING ON DISPLAYS, PRINT-OUTS, ETC. - THEREFORE THIS CONCEPT IS NOT A TRUSTWORTHY SOURCE FOR COLOR ACCURACY.
IF COLORS ARE A CONCERN PLEASE REQUEST COLOR OR MATERIAL SAMPLES FROM YOUR FUSION SALES REPRESENTATIVE BEFORE SIGNING.
THIS ORIGINAL CONCEPT HAS BEEN DESIGNED BY FUSION SIGN AND DESIGN. REPRODUCTION IN WHOLE OR IN PART REMAINS THE EXCLUSIVE RIGHT OF FUSION SIGN & DESIGN.

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If any information is incorrect or changes are made after approval. *Read disclaimer regarding color accuracy.



680 Columbia Ave.
Riverside, CA 92507

P: 951.682.9660
F: 951.682.9665
www.fusionsign.com

CLIENT: AMC

FILE NAME: Window Door Logo Graphics

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 11/13/19

REVISION DATE(s): xx/xx/xxxx

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY

YES☒ NO☐

DESIGN ORDER# 65101

Window Door Logo Graphics

- 20"W to scale
- Silver etch VCO
- Reverse applied onto a glass door

■ Silver Etch VCO

PROOF LIST

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 2



Photo NTS, For Position Only

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

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Riverside, CA 92507

P: 951.682.9660
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www.fusionsign.com

CLIENT: AMC

FILE NAME: Window Door Hour Graphics_A

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 11/13/19

REVISION DATE(s): 11/15/19

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

DESIGN ORDER# 65101

Window Door Hour Graphics

- 20"W to scale
- Silver etch VCO
- Reverse applied onto a glass door



Photo NTS, For Position Only

■ Silver Etch VCO

PROOF LIST

S	D	P	
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 3

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

COLORS MAY VARY DEPENDING ON DISPLAYS, PRINT-OUTS, ETC. - THEREFORE THIS CONCEPT IS NOT A TRUSTWORTHY SOURCE FOR COLOR ACCURACY.
IF COLORS ARE A CONCERN PLEASE REQUEST COLOR OR MATERIAL SAMPLES FROM YOUR FUSION SALES REPRESENTATIVE BEFORE SIGNING.
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www.fusionsign.com

CLIENT: AMC

FILE NAME: Guest Parking Signs_D

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 11/13/19

REVISION DATE(s): 11/15/19, 1/8/20, 3/2/20, 3/10/20

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

BEFORE



AFTER



SCALE: 1 : 15

72" 2"

DESIGN ORDER# 65101

Guest Parking Signs

- Single sided
- 24"H x 18"W
- 1/8" max metal
- Direct print w/ satin clear coat
- Mounted onto 2x2 alum painted white post
- 72" above grade
- Include post

PROCESS COLORS - CMYK
COLORS PROVIDED BY
CLIENT MOVE FORWARD
WITH PRINT.

- Pantone 2189 C
- White

PROOF LIST

- | | | | |
|--------------------------|-------------------------------------|--------------------------|-----------|
| S | D | P | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ARTWORK |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SPELLING |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SIZE |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COLORS |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | MATERIALS |

SCALE: 1 : 4

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

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Riverside, CA 92507

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F: 951.682.9665
www.fusionsign.com

CLIENT: AMC

FILE NAME: Fire Lane Sign_C

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 11/13/19

REVISION DATE(s): 3/2/20, 3/4/20, 6/5/20

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

Before:



After:

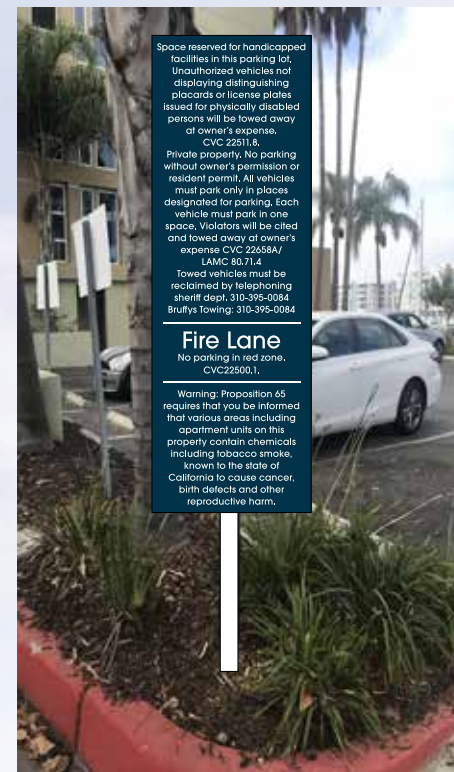


Photo NTS, For Position Only

DESIGN ORDER# 65101

Fire Lane Sign

- Single sided
- 72"H x 24"W
- 1/8" max metal
- Direct print w/ satin clear coat
- Mounted onto 2x2 alum painted post
- 24" above grade
- Include post

■ Pantone 2189 C

□ White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1" = 1'

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

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P: 951.682.9660
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CLIENT: AMC

FILE NAME: Mesh Trash Banners_A

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 11/13/19

REVISION DATE(s): 3/2/20

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

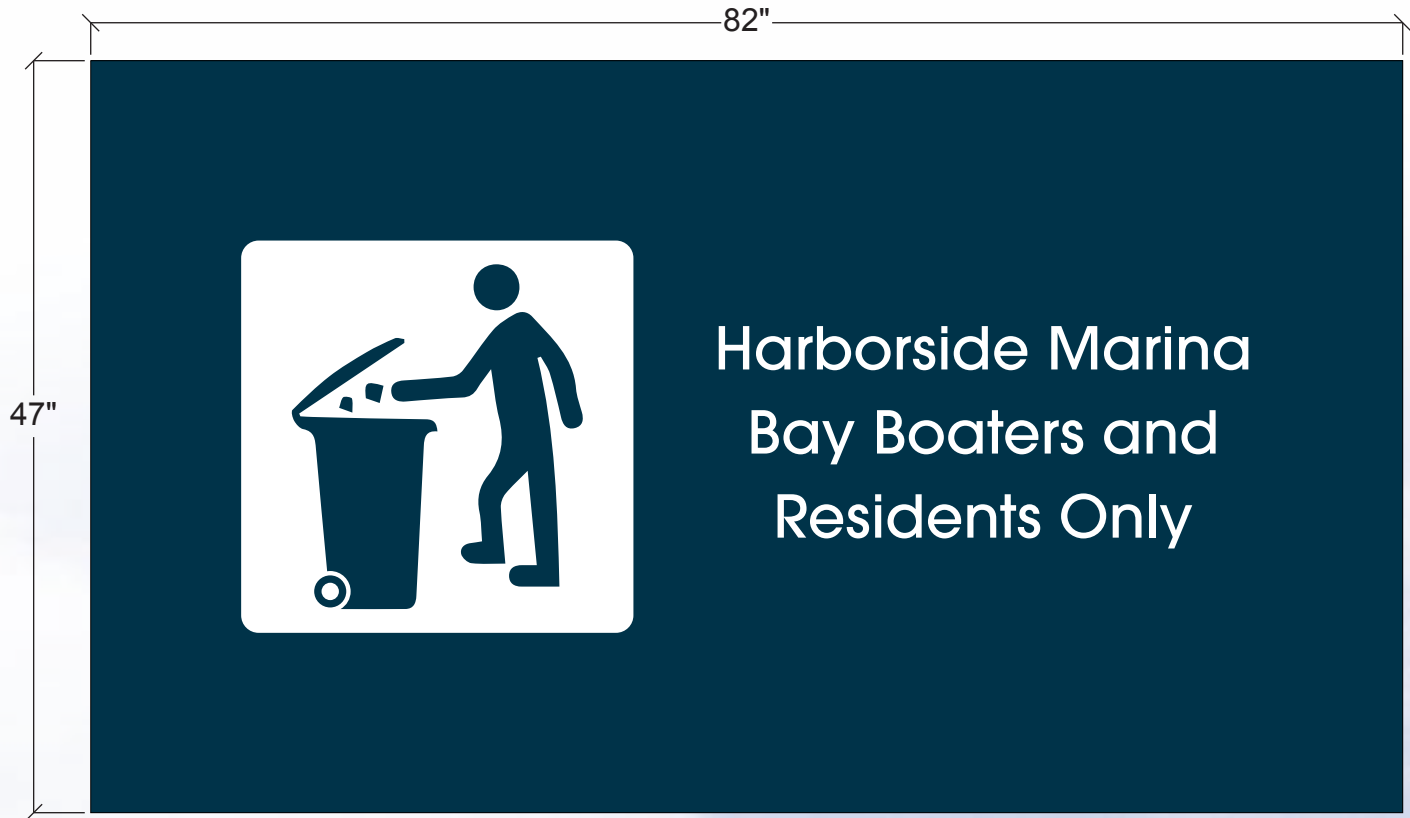


Photo NTS, For Position Only

DESIGN ORDER# 65101

Mesh Trash Banners

- Single sided
- 47"H x 82"W
- Mesh banner material
- Digital print
- Hemmed & grommets
- Fence mounted w/ wire ties

- Pantone 2189 C
- White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1" = 1'

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

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CLIENT: AMC

FILE NAME: Future Resident Parking Signs_A

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 11/15/19

REVISION DATE(s): 5/21/20

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐



DESIGN ORDER# 65101

Future Resident Parking Signs

- Single sided
- 24"H x 18"W
- 1/8" max metal
- Direct print w/ satin clear coat
- Mounted to existing posts

PROCESS COLORS - CMYK
COLORS PROVIDED BY
CLIENT MOVE FORWARD
WITH PRINT.

- Pantone 2189 C
- White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 4

APPROVAL (AS IS)

☐

APPROVAL (WITH CHANGES)

☐

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CLIENT: AMC

FILE NAME: Permit Parking Signs_A

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 12/17/19

REVISION DATE(s): 3/2/20

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

DESIGN ORDER# 65101

Guest Parking Signs

- Single sided
- 24”H x 18”W
- 1/8” max metal
- Direct print w/ satin clear coat
- Mounted onto existing post (paint the existing post white)

PROCESS COLORS - CMYK
COLORS PROVIDED BY
CLIENT MOVE FORWARD
WITH PRINT.

- Pantone 2189 C
- White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 4



SCALE: NTS



Photo NTS, For Position Only

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

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CLIENT: AMC

FILE NAME: Spa Sign

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 12/17/19

REVISION DATE(s): xx/xx/xxxx

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

DESIGN ORDER# 65101

Spa Sign

- Single sided
- 36"H x 24"W
- 1/8" max metal
- Direct print w/ satin clear coat
- Wall mounted

PROCESS COLORS - CMYK
COLORS PROVIDED BY
CLIENT MOVE FORWARD
WITH PRINT.

☒ Pantone 2189 C

☐ White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 5



Photo NTS, For Position Only

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

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F: 951.682.9665
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CLIENT: AMC
FILE NAME: Notice Sign
DESIGNER: CPA/Dana/Skilyr

PROJECT: Harborside Marina Bay - 65101
ACCOUNT MANAGER: Ronald
START DATE: 12/17/19

REVISION DATE(s): 6/17/2020

FOR FUSION
USE ONLY

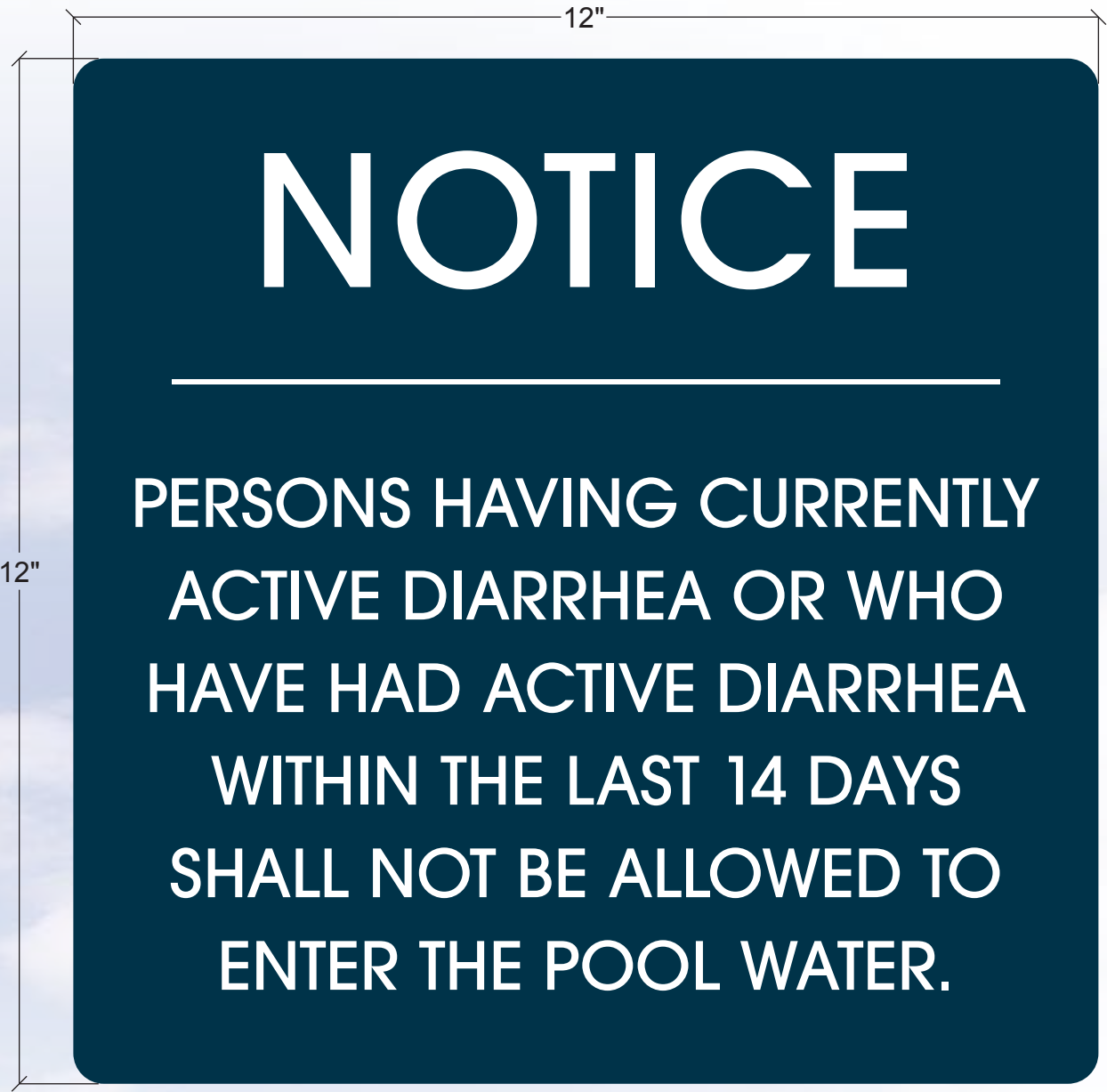
DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ ☐

ORIGINAL SIGN



NEW SIGN



DESIGN ORDER# 65101

- Notice Sign
- Single sided
 - 12”H x 12”W
 - 1/8” max metal
 - Direct print w/ satin clear coat
 - Wall mounted

- Pantone 2189 C
□ White

PROOF LIST			
S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 2

APPROVAL (AS IS)



APPROVAL (WITH CHANGES)



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CLIENT: AMC
FILE NAME: BBQ Instructions Sign_B
DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101
ACCOUNT MANAGER: Ronald
START DATE: 12/17/19

REVISION DATE(s): 1/8/20, 3/10/20

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

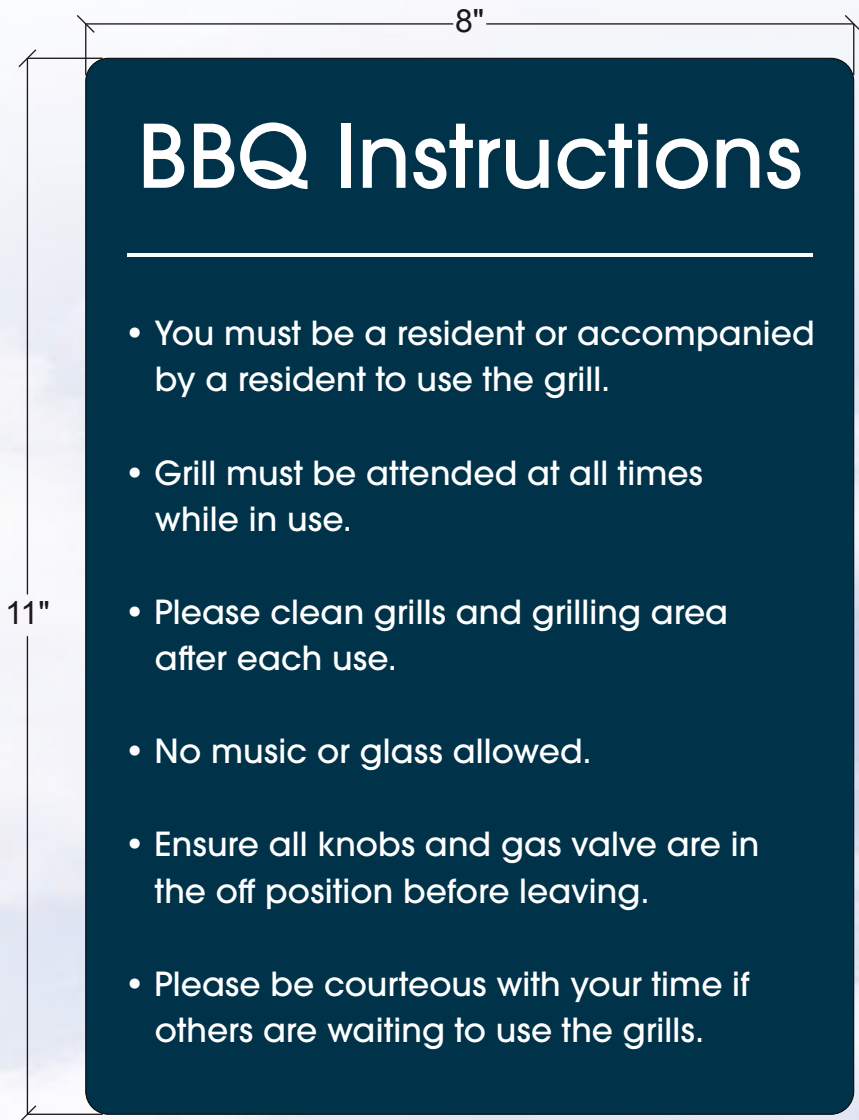


Photo NTS, For Position Only

DESIGN ORDER# 65101

BBQ Instructions Sign

- Single sided
- 11”H x 8”W
- 1/8” max metal
- Direct print w/ satin clear coat
- Wall mounted

- Pantone 7702 C
- Pantone 2189 C
- White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 2

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

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DESIGN ORDER# 65101

Fitness Center Rules Sign

- Single sided
- 24"H x 24"W
- 1/8" max metal
- Direct print w/ satin clear coat
- Wall mounted

■ Pantone 2189 C

□ White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 4

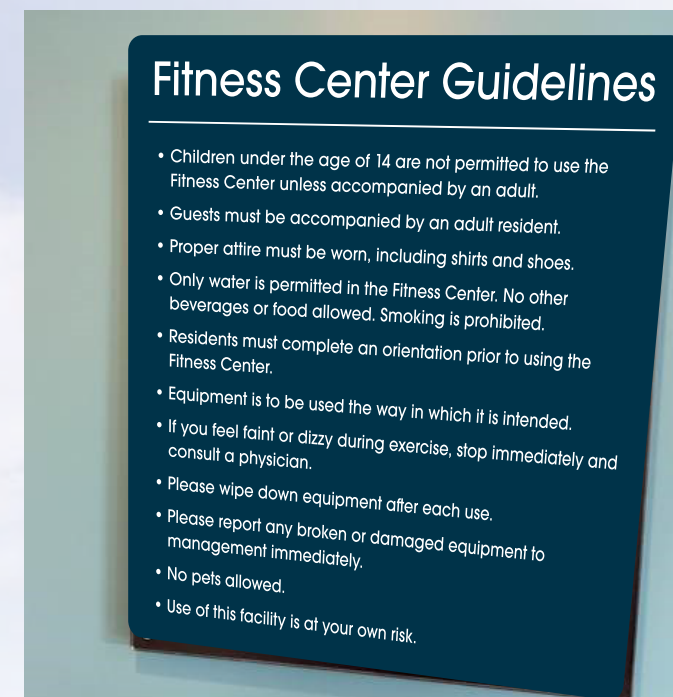
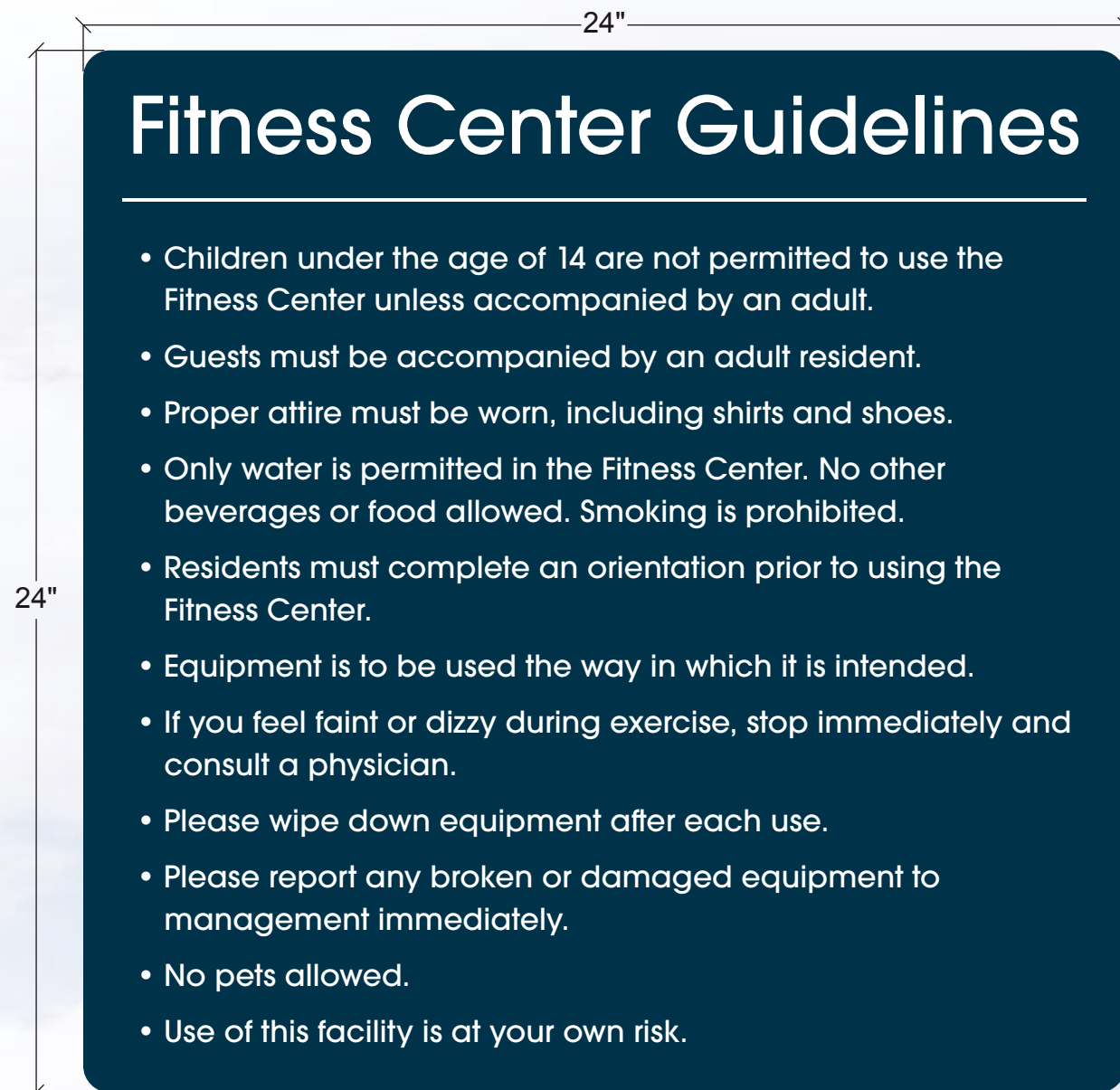


Photo NTS, For Position Only



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Riverside, CA 92507

P: 951.682.9660
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CLIENT: AMC

FILE NAME: Small No Guest Parking Sign

DESIGNER: CPA/Dana

PROJECT: Harborside Marina Bay - 65101

ACCOUNT MANAGER: Ronald

START DATE: 12/17/19

REVISION DATE(s): xx/xx/xxxx

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ NO ☐

DESIGN ORDER# 65101

Small No Guest Parking Sign

- Single sided
- 8”H x 24”W
- 1/8” max metal
- Direct print w/ satin clear coat
- Wall mounted



Before:



After:



Photo NTS, For Position Only

- Pantone 2189 C
- White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 3

APPROVAL (AS IS)

☐

APPROVAL (WITH CHANGES)

☐

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F: 951.682.9665
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CLIENT: AMC
FILE NAME: Private Property Signs
DESIGNER: CPA/Dana/Skilyr

PROJECT: Harborside Marina Bay - 65101
ACCOUNT MANAGER: Ronald
START DATE: 3/2/20
(in 2019 folder)

REVISION DATE(s): 6/17/2020

FOR FUSION
USE ONLY

DESIGNER	HOURS	DESIGNER	HOURS
XXX	0.25	XXX	0.00
XXX	0.00	XXX	0.00
XXX	0.00	XXX	0.00

ART IS PRODUCTION READY
YES ☒ ☐

NEW SIGNAGE



DESIGN ORDER# 65101

Private Property Signs

- 24"H x 18"W
- 1/8" max metal
- Direct print w/ satin clear coat
- [2] mount to existing posts
- [6] mount to building

- Pantone 2189 C
□ White

PROOF LIST

S	D	P	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ARTWORK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPELLING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIZE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COLORS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MATERIALS

SCALE: 1 : 3

APPROVAL (AS IS)



APPROVAL (WITH CHANGES)



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Caring for Our Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

July 1, 2020

TO: Design Control Board

FROM: Gary Jones, Director 

SUBJECT: ITEM 5D – PARCEL 44 – PACIFIC MARINA VENTURE, LLC / HIHO CHEESEBURGER, UOVO PASTA, KAZUNORI – DCB # 20-004 – CONSIDERATION OF NEW SIGNAGE AND EXTERIOR IMPROVEMENTS

Item 5D on your agenda is a submittal from Pacific Marina Venture, LLC (Applicant), seeking approval for new signage and exterior improvements for three restaurants; KazuNori, Uovo Pasta, and Hiho Cheeseburger. The project is located at 4635 Admiralty Way.

PROJECT OVERVIEW

Background

On July 11, 2013, your Board approved the conceptual design of the shopping center redevelopment project with several conditions, one of which was to return to your Board post-entitlement for review of signage.

On May 18, 2016, your Board approved the final design for this project, including architectural design, materials, landscaping, and lighting. Signage was not part of this final design approval.

On July 18, 2018, your Board approved a master sign program for this shopping center with several conditions, including a requirement to return to your Board for review of all tenant signs.

Existing Conditions

Parcel 44 consists of approximately 8.39 landside acres and 4.68 waterside acres. The landside portion has frontages on Admiralty Way, Mindanao Way, and Bali Way. Currently, Parcel 44 is under construction developing the "Boardwalk Marina del Rey" shopping center that will consist of eight new buildings (referred to as Buildings I through VIII) with a total area of 82,652 square feet. The site would also include Marine Commercial, Boat Storage, and Visitor-Serving/Convenience Commercial uses. New developments at the site would include two new outdoor plazas with tiered stadium seating, waterfront views, and outdoor dining. KazuNori and Uovo Pasta would be located within Building V and Hiho Cheeseburger would be located within Building VI.



Proposed Project

The applicant proposes to install twelve building façade signs at various locations throughout the project site. Sign types include awning signs, wall signs, vinyl decals, and a sign panel that would be placed on the future Boardwalk Marina del Rey freestanding shopping center monument sign. Various exterior building improvements are also proposed including window film, wall graphics, and a new patio enclosure.

BUILDING DESIGN

Building V

A rectangular semi-transparent graphic decal film depicting a matrix of letters would span the entire extent of the window between the KazuNori and Uovo storefront entrances that face Admiralty Way. The Uovo storefront facing Admiralty Way would feature a translucent, frosted, *3M Fasara Aerina* gradated window film. The applicant also proposes to modify the location of building entrances along the west and east elevations.

Building VI

The applicant proposes to install a 3'6" tall fence around the perimeter of the seated patio area adjacent to Building VI. The outdoor patio enclosure would consist of a self-closing gate and steel frames that would be painted black. A canopy consisting of black metal posts, *Unity Ashe* colored sunshade sails, and dimmable outdoor patio string lights, would be installed above the patio. A fabric awning would be installed directly above the main storefront entrance of Hiho Cheeseburger. The proposed awning would measure 8'-8" wide by 4' tall and would project approximately 4'-1/8" from the wall. The color of the awning would be *Black Cherry* and the awning would be composed of Sunbrella material. The applicant also proposes to modify the location of building entrances along the south and west elevations.

SIGNAGE

Building Façade

KazuNori

The applicant proposes three awning-mounted tenant identification signs on Building V for KazuNori. The proposed building façade signs would be located one per each of the building elevations associated with the tenant space. The signs would be mounted to the edge of the metal storefront awnings. All three signs would be identical, measuring 6'9" wide by 1'9" tall and would read "KAZUNORI". The signs would feature white push-thru translucent acrylic channel letters against a red background and all signs would be mounted onto an electrical enclosure that would be the same length of the tenant signs.

Uovo

The applicant proposes one awning-mounted tenant identification sign for Building V. The proposed building façade signs would be located one on each of the building elevations associated with the tenant space. The awning sign would be mounted to the edge of the metal storefront awning. This sign would measure approximately 4'8" wide by 2'9" tall and

would read "UOVO". The sign would feature black, distressed, push-thru translucent acrylic channel letters and would be face and halo lit.

The applicant also proposes one wall-mounted tenant identification sign that would be attached to Building V, facing the water. This sign would measure approximately 3'10" wide by 3' tall and would read "UOVO PASTA". The sign would feature white, distressed, push-thru translucent acrylic channel letters and would be front and reverse lit.

Hiho Cheeseburger

The applicant proposes two wall-mounted tenant identification signs on Building VI, facing the water. Both signs would be identical, measuring approximately 5'3" wide by 1'9" tall and would read "HIHO CHEESEBURGER". The signs would feature red and black push-thru translucent acrylic channel letters and would be front and reverse lit.

Directional / Informational

The applicant proposes one KazuNori vinyl information/directional sign at the main storefront entrance facing the water, and another facing Admiralty Way. The applicant also proposes one Uovo vinyl information sign at the main storefront facing the Marina, and a directional sign facing Admiralty Way. One vinyl informational sign would be installed at the storefront entrance to Hiho Cheeseburger.

All vinyl decals would be self-adhesive and the location of all text and logo graphics would not exceed the top of the doorway. Each sign would consist of the tenant's name, business hours, logos, directions, and/or other business-related information. The total area of vinyl decals located on each building façade would be a maximum of two square feet per storefront. All signs would consist of white vinyl, individual letters, except for the Uovo "Deliveries Only" sign which would consist of black vinyl, individual letters.

Freestanding Column or Tower

The applicant proposes to place a sign panel on the future shopping center monument sign located at the intersection of Bali Way and Admiralty Way. The sign panel would measure 1' tall by 6'3" long and would read "HIHO | KAZUNORI | UOVO" using corporate fonts and colors.

Hours of Illumination for Signage

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

STAFF REVIEW

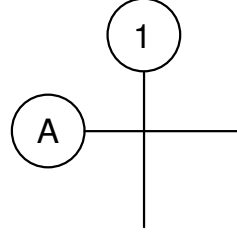
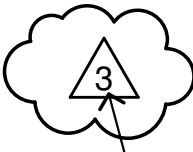

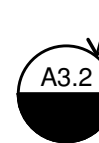


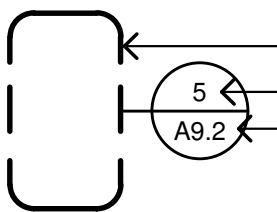
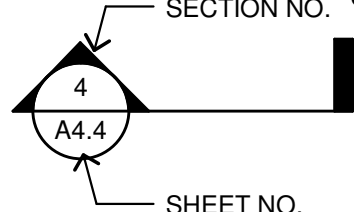
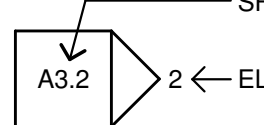
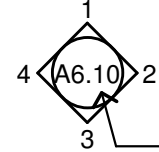
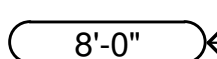
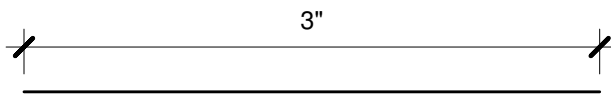

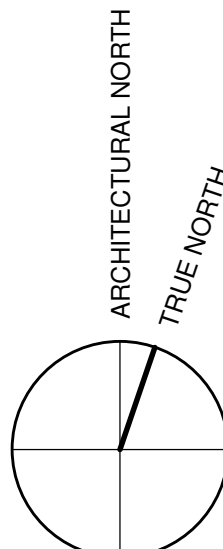
Staff finds the proposed project is consistent with the Marina del Rey Design Guidelines, and the Revised Permanent Sign Control and Regulations. Staff also finds that there is an inconsistency in the approved master sign program for this site. The master sign program indicates that each tenant is allowed to install one awning sign per individual business entrance. However, the Building V north elevation depicted in the sign program

contains awning signs. but there are no entryways. The applicant proposes to install a KazuNori branded awning sign on the north façade of Building V. After reviewing the current site conditions, staff finds that the addition of this sign would not adversely impact the building façade aesthetic.

Staff recommends APPROVAL of DCB #20-004, subject to the following conditions:

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

GJ:MT:pw

 <p>BUILDING GRID LINES</p>	 <p>REVISION CLOUD</p>
 <p>ROOM NO. REFERENCE LETTER</p>	 <p>SHEET NO. THE SHADED PORTION IS THE SIDE CONSIDERED</p>
 <p>ROOM NO. REFERENCE NO.</p>	 <p>ROOM NAME ROOM NO. FLOOR LEVEL</p>
 <p>AREA REFERENCE DETAIL NO. SHEET NO.</p>	 <p>SECTION NO. SECTION SHEET NO.</p>
 <p>SHEET NO. ELEVATION NO.</p>	 <p>ELEVATION NO. (TYPICAL) SHEET NO.</p>
 <p>CEILING HEIGHT</p>	 <p>DIMENSION STRING</p>
 <p>WORK POINT OR CONTROL POINT</p>	 <p>ARCHITECTURAL NORTH TRUE NORTH</p>

PROJECT ADDRESS:	<p>KAZU NORI UOVO PASTA Pier 44 - Building V 4635 Admiralty Way Marina Del Rey, CA 90292</p> <p>CONSTRUCTION TYPE: V-B BUILDING SQUARE FOOTAGE: 6,340 SF BUILDING HEIGHT: 31'-0" MAX. NO. OF FLOORS: 1 STORY YEAR BUILT: 2020</p> <p>HIHO Pier 44- Building VI 4625 Admiralty Way Marina Del Rey, CA 90292</p> <p>CONSTRUCTION TYPE: V-B BUILDING SQUARE FOOTAGE: 17,084 SF BUILDING HEIGHT: 45'-0" MAX. NO. OF FLOORS: 1 STORY (MIDDLE PORTION 2 STORY) YEAR BUILT: 2020</p>	<p>OWNER: LACO DEPT. OF BEACHES & HARBORS 13873 FIJI WAY MARINA DEL REY, CA 90292 CONTACT: MICHAEL TRIPP, PLANNING DIV. CHIEF MTripp@bh.lacounty.gov</p>	<p>TENANT: PACIFIC MARINA VENTURE, LLC MIKE PASHAIE, MANAGING PARTNER 13737 FIJI WAY MARINA DEL REY, CA 90292 TEL: 310.822.6866</p>	<p>SUB-TENANTS: KAZU NORI UOVO HIHO SUSHI NOZAWA, LLC UOVO PASTA, LLC AMERICAN 11507 PICO BLVD. CHEESEBURGER, LLC LOS ANGELES, CA 90064 CONTACT: ANTHONY HERNANDEZ anthonyh@sushinozawa.com</p>	<p>KAZU NORI UOVO HIHO NUMBER OF EMPLOYEES PER SHIFT: 4 (PER RESTAURANT) HOURS OF OPERATION: MON-THURS 11:00AM-MIDNIGHT FRI-SAT 11:00AM-MIDNIGHT SUN 10:00AM-MIDNIGHT</p>	<p>ARCHITECT: MARMOL RADZINER 12210 NEBRASKA AVE. LOS ANGELES, CA 90025 TEL: 310.826.6222 FAX: 310.826.6226 CONTACT: ROBERT KIRSTEN rob@marmol-radziner.com www.marmol-radziner.com</p>	BL: 1504020068	<p>APN: ASSESSOR'S MAP BOOK NO. 4224, PAGE 8, PARCEL NO. 901 LOTS 722 THROUGH 728, 744 THROUGH 758, AND 730 THROUGH 742 UNINCORPORATED COUNTY AREA OF MARINA DEL REY</p>	<p>CURRENT APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE 2020 LA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 GREEN BUILDING CODE 2019 CALIFORNIA ENERGY CODE</p>	PROJECT INFORMATION NO SCALE	4	PROJECT DIRECTORY NO SCALE	2
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SHEET INDEX	
Sheet Number	Sheet Name
A-0	TITLE SHEET
A-1	OVERALL SITE PLAN (FOR REFERENCE ONLY)
A-2	KAZU NORI UOVO FLOOR PLAN
A-3	KAZU NORI UOVO EXTERIOR ELEVATIONS
A-4	KAZU NORI UOVO SIGNAGE DETAILS
A-5	KAZU NORI UOVO RENDERINGS
A-6	KAZU NORI UOVO RENDERINGS
A-7	HIHO FLOOR PLAN
A-8	HIHO EXTERIOR ELEVATIONS
A-9	HIHO EXTERIOR ELEVATIONS
A-10	HIHO SIGNAGE + AWNING DETAILS
A-11	HIHO RENDERINGS
A-12	HIHO RENDERINGS
A-13	MONUMENT SIGNAGE

		SYMBOLS NOT TO SCALE		6			
& < @ ⊕ ⊥ # (E)	And Angle At Centerline Diameter or Round Perpendicular Number Existing	CONN CONST CONT CONTR CORR C.T.S. CENTR CTSK C.W.	Connection Construction Continuous Contractor Corridor Ceramic Tile Center Countersunk Cold Water	FLASH FLR FLUOR F.O.C. F.O.F. FOH F.O.M. F.O.S. FFRF FR FS FT FTG FURR FUT	Flashing Floor Fluorescent Face of Concrete Face of Finish Front of House Face of Masonry Face of Stud Fireproof Frame Full Size Foot, Feet Footing Furring, Furred Future	LAM LAV L.F. L.H. LKR L.R. L.T. LVR	Laminate Latory Lineal Foot Left Hand Locker Living Room Light Louver
AB A/C A.C. ACT ACOUS ADJ A.F.F. ALT ALUM ANOD A.P. APPROX ARCH ASPH	Anchor Bolt Air Conditioning Asphaltic Concrete Acoustical Tile Acoustical Adjustable Above Finish Floor Alter or Alternate Aluminum Anodized Access Panel Approximate Architectural Asphalt	D DBL DET D.F. DIA DIM DISP DN D.O. DR DS D.S.P. DWG DWR	Deep, Depth Double Detail Drinking Fountain Diameter Dimension Dispenser Down Door Opening Door Downspout Dry Standpipe Drawing Drawer	GA GALV G.B. G.I. GL GND GR GYP	Gauge Galvanized Grab Bar Galvanized Iron Glass, Glazing Ground Grade Gypsum	MATL MAX M.B. MECH MEMB MET MFR MH MIN MIR MISC M.O. M.R. MTD MUL	Material Maximum Machine Ball Mechanical Membrane Metal Manufacture Manhole Minimum Mirror Miscellaneous Masonry Opening Moisture Resistant Mounted Mullion
BD BITUM BLDG BLK BLKG BM BOH BOT BR BSMT B.U.R.	Board Bituminous Building Block Blocking Beam Back of House Bottom Bedroom Basement Built Up Roofing	E EA EJ ELEC ELEV EMER ENCL E.O.S. EQ EQUIP E.W. E.W.C. EXIST EX EXPO EXT	East Each Expansion Joint Electrical Elevation Emergency Enclosure Edge of Slab Equal Equipment Each Way Electric Water Cooler Existing Expansion Exposed Exterior	H H.B. H.C. H.E. HDWR HDWD H.M. HORIZ HR HT HVAC H.W.	High Hose Bib Hollow Core Handicapped Hardware Hardwood Hollow Metal Horizontal Hour Equal Heating, Ventilation and Air Conditioning Hot Water	N N.I.C. NO NOM N.S. N.T.S.	North Not in Contract Number Nominal No Scale Not to Scale
CAB CARP C.B. CEM CER C.I. CLG CLO CLR CMU	Cabinet Carpet Catch Basin Cement Ceramic Cast Iron Ceiling Closet Clear Concrete Masonry Unit	F.A. F.D. FDN F.E. F.E.C. F.G. F.H.C. FIN	Fire Alarm Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Finish Grade Fire Hose Cabinet Finish	I.D. INCL INSUL INT	Inside Diameter Including Insulation Interior	PC P.D. PL P.L. PLMG PLAM PLAS	Piece Plaster Drain Plate Property Line Plumbing Plastic Laminate Plaster
CNTR COL CONC	Counter Column Concrete			KIT	Kitchen		
		SYMBOLS NOT TO SCALE		5			
PLYWD PR PT P.T.D. PTN Q.T. R RAD R.D. REF REFR REINF REQ RESIL REV RFG R.H. RM R.O. RWD	Plywood Pair Paint Paper Towel Dispenser Partition Quarry Tile Riser Radius Roof Drain Reference Refrigerator Reinforced or Reinforcing Required Resilient Revised Roofing Right Hand Room Rough Opening Redwood						
S S.C. SCHED SECT SEP SH SHR SHT SIM SLDG SPEC SQ S.S. SSK STD STL STOR STRUCT SUSP SW SYM SYS	South Solid Core Schedule Section Separation, Separate Shelf Shower Sheet Similar Siding Specification Square Stainless Steel Service Sink Standard Steel Storage Structural Suspended Switch Symmetrical System						
T T.B. T&G T.O.C. T.O.D. TEL TEMP TER THK THR TOIL T.O.P. T.O.S. T.P.D. T.S. TV T.O.W. TYP	Tread Towel Bar Tongue and Groove Top of Curb Top of Drain Telephone Tempered, Temperature Terrazzo Thick, Thickness Threshold Toilet Top of Pavement Top of Slab Toilet Paper Dispenser Top of Steel Television Top of Wall Typical						
UNF U.O.N. UR	Unfinished Unless Otherwise Noted Urinal						
VERT VEST V.I.F. VOL	Vertical Vestibule Verify in Field Volume						
W W/ W.H. W/O W.C. WD WP WPM WSCT W.S.P. WT	West With Water Heater Without Water Closet Wood Waterproof Waterproof Membrane Wainscot Wet Standpipe Weight						

architecture
construction
interiors
landscape

MARMOL RADZINER AIA

12210 Melburne Avenue
Los Angeles California 90025

310 826 6222 phone
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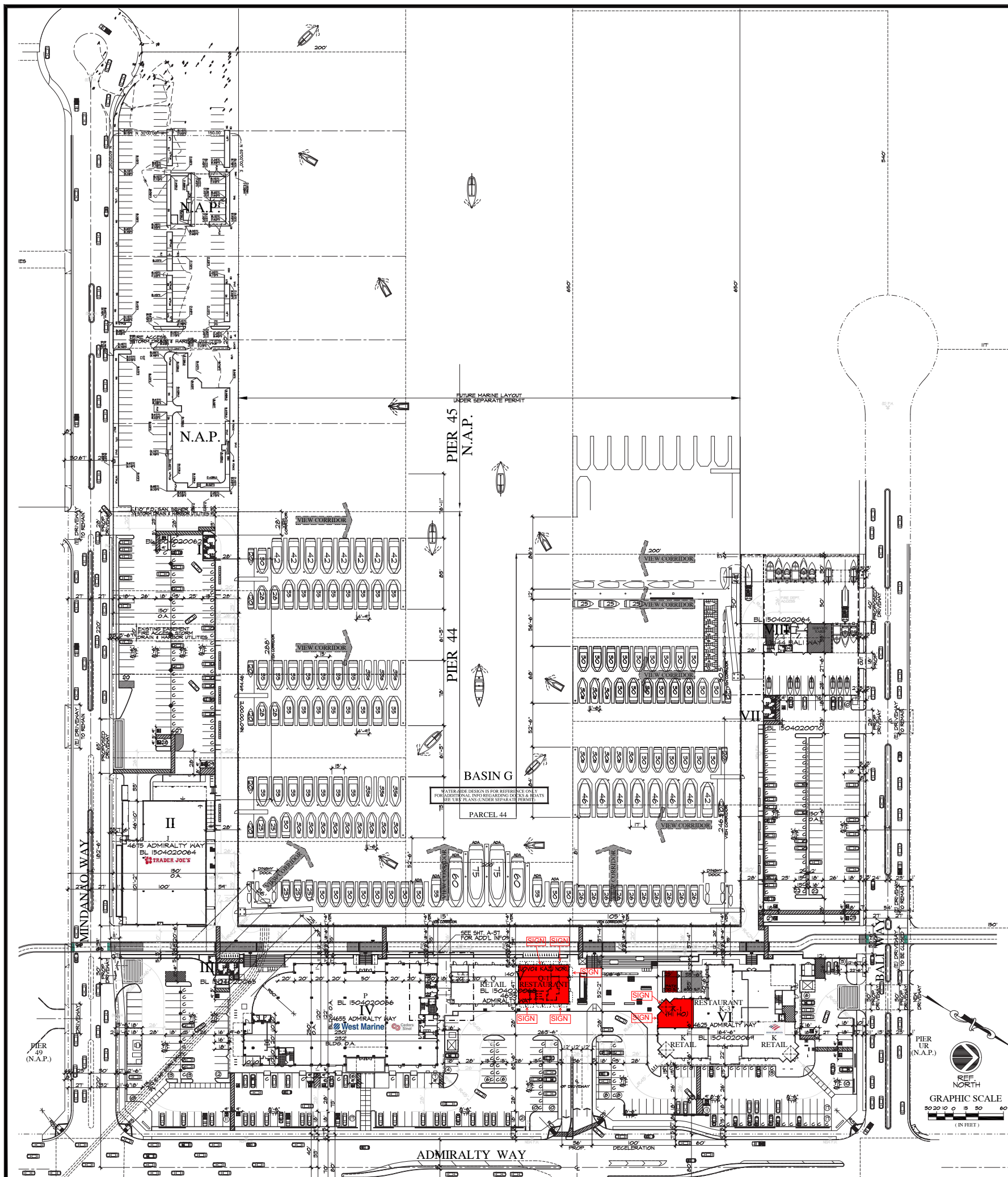
KAZU NORI | **UOVO** | **HIHO**
 Pier 44 - Building V
 4635 Admiralty Way, Ste.107
 Marina Del Rey, CA 90292

TITLESHEET

[illegible]

2019157
2019156
2019155

A-0



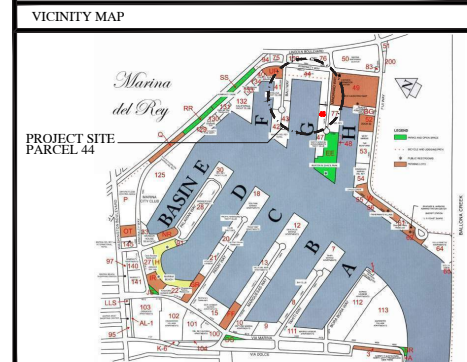
EXISTING BUILDING STRUCTURES ANALYSIS		AREA
BLDG. A - BOAT BROKERS		1,120 S.F.
BLDG. B - BOAT BROKERS/OFFICES		5,284 S.F.
BLDG. C - BOAT REPAIR (SEAMARK)		1,000 S.F.
BLDG. D - BOAT BROKERS (VACANT)		1,440 S.F.
BLDG. E - YACHT CLUB		1,080 S.F.
BLDG. H - OFFICE BUILDING		4,216 S.F.
BLDG. I - BATHROOMS		584 S.F.
TOTAL:		14,724 S.F.

ALL EXISTING BUILDING STRUCTURES ON PARCEL 44 TO BE DEMOLISHED (INCLUDING BUILDINGS A, B, C, D, E, H & I)	
VIEW CORRIDOR STUDY	
PROPERTY FACING WATER	
A. MINDANAO WAY	= 495 LIN. FT.
B. ADMIRALTY WAY	= 600 LIN. FT.
C. BALI WAY	= 433.66 LIN. FT.
TOTAL	1,528.66 LIN. FT.

VIEW CORRIDOR ANALYSIS	
ACCORDING TO THE SPECIFIC PLAN SECTION 22.46.1870, BALI DEVELOPMENT ZONE 8, PARCEL 44 IS IN HEIGHT CATEGORY 3 WHICH ALLOWS THE BUILDING TO EXCEED 45 FT., IF AN EXPANDED VIEW CORRIDOR IS PROVIDED BASED ON SECTION 22.46.1860 BUILDING IV WEST MARINE BUILDING INCLUDES 2 SECTIONS WHICH EXCEEDS 45'.	
VIEW CORRIDOR REQUIRED (1528 X 20%) + (55.5 X [13X1.5/100]) + [36.5 X (11X1.5/100)] 305.6 + 10.82 + 6.02 = 322.44 LIN. FT.	
VIEW CORRIDOR PROVIDED 27 + 294.5 + 36 + 26 + 15 + 105 + 243.5 + 53 + 48 + 3 = 851 LIN. FT.	
ADDITIONAL NOTES	

- * FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "HIRSCHGREEN TRANSPORTATION CONSULTING, INC."
- * FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM, LTD. LANDSCAPE ARCHITECT"
- * CLOSE ANY UNUSED DRIVEWAYS WITH STANDARD CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE ADMIRALTY WAY, BALI WAY, AND MINDANAO WAY TO THE SATISFACTION OF PUBLIC WORKS. (SEE CIVIL PLANS)
- * RECONSTRUCT ANY NON-ADA CONFORMING PARKWAY IMPROVEMENTS (SIDEWALK, DRIVEWAYS, CURB RAMPS, LANDINGS, ETC.) THAT EITHER SERVE OR FORM A PART OF A PEDESTRIAN ACCESS ROUTE TO MEET CURRENT ADA GUIDELINES TO THE SATISFACTION OF PUBLIC WORKS.
- * RECONSTRUCT THE PAVEMENT ON ADMIRALTY WAY, BALI WAY AND MINDANAO WAY FROM THE CENTERLINE TO THE EDGE OF GUTTER ALONG THE PROPERTY FRONTAGE TO THE SATISFACTION OF PUBLIC WORKS.
- * REPAIR ANY CURB, GUTTER, DRIVEWAYS, PAVEMENT AND SIDEWALK DAMAGED DURING CONSTRUCTION.

FIRE DEPARTMENT NOTES	
* ALL BUILDINGS SHALL BE FULLY SPRINKLERED. SPRINKLER SYSTEM SHALL BE NFPA 13R OR GREATER.	



PROJECT INFORMATION	
PROJECT :	BUILDING I (BOATER'S BATHROOM) : BL1504020062
ADDRESS :	13467U MINDANAO WAY, MARINA DEL REY, CA 90292
	BUILDING II (TRADER JOE'S) : BL1504020064
	4675 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING III (BOATER'S BATHROOM) : BL1504020065
	4660U ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING IV (WEST MARINE) : BL1504020066
	4655 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING V (RETAIL/REST.) : BL1504020068
	4635 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING VI (RETAIL/REST.) : BL1504020069
	4625 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING VII (BOATER'S BATHROOM) : BL1504020070
	13440U BALI WAY, MARINA DEL REY, CA 90292
	BUILDING VIII (YACHT CLUB) : BL1504020071
	13444 BALI WAY, MARINA DEL REY, CA 90292
APN:	ASSessor's MAP BOOK NO. 4224, PAGE 8, PARCEL NO. 901 LOTS 722 THROUGH 728, 744 THROUGH 758, AND 730 THROUGH 742 UNINCORPORATED COUNTY AREA OF MARINA DEL REY
OWNER/ APPLICANT:	PACIFIC MARINA VENTURE, LLC 13717 BALI WAY MARINA DEL REY, CA 90292 PH: 310-822-6866
ARCHITECT:	JACK HOLLANDER & ASSOCIATES, INC. 616 WALDEN DRIVE BEVERLY HILLS, CA 90212 PH: 310-205-0440 EMAIL: JACKHOLLANDER@ROADRUNNER.COM WEB: WWW.JACKHOLLANDER.COM
PIER-44 SIZE : 8.39 ACRES (LAND SIDE)	

PROPOSED NEW BUILDINGS AREA		CONSTRUCTION TYPE	AREA
BLDG. I	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. II	SPECIALTY MARKET	TYPE V-B	13,625 S.F.
BLDG. III	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. IV	WEST MARINE, RETAIL, MARINE OFF. & BOAT BROKERS (2 STORY BLDG.)	TYPE V-B	46,167 S.F.
BLDG. V	RETAIL/RESTAURANT	TYPE V-B	6,340 S.F.
BLDG. VI	OFFICE/RETAIL/RESTAURANT	TYPE V-B	17,084 S.F.
BLDG. VII	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. VIII	YACHT CLUB/BOAT REPAIR SHOP	TYPE V-B	1,850 S.F.
TOTAL:			86,224 S.F.

PROPOSED NEW SPACES & USES		AREA
SPACE J	SPECIALTY MARKET	13,625 S.F.
SPACE K	RETAIL (BLDG. VI)	7,060 S.F.
SPACE K-1	RESTAURANT "A" - HI HO (BLDG. VI)	1,439 S.F.
SPACE K-2	OFFICE (BLDG. VI) 3,065 SF + STAIR & ELEVATOR 230 SF	3,295 S.F.
SPACE K-3	RESTAURANT "B" (BLDG. VI)	5,034 S.F.
SPACE L	MARINE ADMIN. OFFICES	1,620 S.F.
SPACE N-1	OFFICES	5,221 S.F.
SPACE N-2	OFFICES	2,056 S.F.
SPACE N-3	BOAT BROKERS OFFICES	2,593 S.F.
SPACE N-4	BOAT BROKERS OFFICES	806 S.F.
SPACE N-5	OFFICES	2,045 S.F.
SPACE N-6	OFFICES	2,975 S.F.
SPACE N-7	CORRIDOR AREA	2,680 S.F.
SPACE W/T	COMMUNITY ROOM/BOATERS LOUNGE, ETC.	729 S.F.
SPACE P	WEST MARINE: 17,435 + CEDARS SINAI: 6,180	23,615 S.F.
	BOATERS BATHROOMS & BOATERS LAUNDRY - BLDG. IV	554 S.F.
	ELECT. RMS., LOBBIES, STAIRS & ELEV.	1,273 S.F.
SPACE Q	RETAIL 3,338 + TRASH/ELECT. RM. 147 S.F. (BLDG. V)	3,485 S.F.
SPACE Q-1	RESTAURANT (BLDG. V)	2,855 S.F.
SPACE Z	BOAT REPAIR SHOP	700 S.F.
SPACE Z-1	BOATERS BATHROOMS	386 S.F.
SPACE Z-2	BOATERS BATHROOMS	386 S.F.
SPACE Z-3	BOATERS BATHROOMS	386 S.F.
SPACE Z-4	YACHT CLUB	1,150 S.F.
TOTAL		86,224 S.F.

PARKING ANALYSIS		BLDG.	PARKING REQUIRED
DRY BOAT STORAGE (56)		56 X 0.3	16.8
MAST-UP BOATS		13 X 0.3	3.9
SPACE J - SPECIALTY MARKET		13,625/250 (II)	54.5
SPACE K - RETAIL		7,060/250 (VI)	28.24
SPACE K-1 - RESTAURANT "A" HI HO - FOH (48 OCCUPANTS)		707/45 (VI)	15.71
(PER TENANT HI HO) - BOH (3 OCCUPANTS)		523/200/3 (VI)	0.87
- OUTDOOR DINING (370 S.F.) (32 OCCUPANTS FIXED)		32/3 (VI)	10.67
SPACE K-2 - OFFICE		3,065/400 (VI)	7.66
SPACE K-3 - RESTAURANT "B" DINING & BAR (182 OCC.)		2,725/45 (VI)	60.55
- OUTDOOR DINING (40 OCC.)		630/45 (VI)	14.0
- KITCHEN & SERVICE, ETC. (11 OCC.)		2,309/200/3 (VI)	3.85
SPACE L - MARINE ADMIN. OFFICES		1,620/400 (IV)	4.05
SPACE N-1 - OFFICES		5,221/400 (IV)	13.05
SPACE N-2 - OFFICES		2,056/400 (IV)	5.14
SPACE N-3 - BOAT BROKERS OFFICES		2,593/400 (IV)	6.48
SPACE N-4 - BOAT BROKERS OFFICES		806/400 (IV)	2.02
SPACE N-5 - OFFICES		2,045/400 (IV)	5.11
SPACE N-6 - OFFICES		2,975/400 (IV)	7.44
SPACE N-7 - CORRIDOR AREA		2,680/400 (IV)	6.70
SPACE W/T - COMMUNITY ROOM/LOUNGE		729/250 (IV)	2.92
SPACE P - WEST MARINE & CEDARS SINAI		23,615/250 (IV)	94.46
SPACE Q - RETAIL		3,338/250 (V)	13.35
SPACE Q-1 - RESTAURANT "UOVO" - FOH (49 OCCUPANTS)		1,163/45 (V)	16.33
(PER TENANT "UOVO" - BOH (2 OCCUPANTS)		2 OCC./3 (V)	0.67
(PER TENANT - REST "KAZUNORI" - FOH (41 OCCUPANTS)		41 OCC./3 (V)	13.67
- "KAZUNORI" - BOH (2 OCCUPANTS)		2 OCC./3 (V)	0.67
SPACE Z - BOAT REPAIR SHOP		700/250 (VIII)	2.80
SPACE Z-4 - YACHT CLUB		1,150/250 (VIII)	4.60
- FUTURE BOAT SLIPS		148 X 0.6	88.8
SUB. TOTAL			505.01
MAX REDUCTION ALLOWABLE PER BICYCLE PROVIDED			28
TOTAL PARKING REQUIRED			480.01
PARKING PROVIDED : (103 + 159 + 94 + 106)			462 SPACES
REGULAR	HANDICAPPED	COMPACTS	TOTAL
258	20	184	462
GREEN CODE ANALYSIS			
PER GREEN CODE 8% OF TOTAL SPACES ARE REQUIRED TO BE LOW EMITTING/FUEL EFFICIENT/CARPOOL VAN POOL STALLS PER TABLE 5.106.5.2, 506.44 X 8% = 40.5 SAY 41 SPACES			
SHEET A-1.3 SHOWS CARPOOLS - 6 SPACES			
SHEET A-1.3 SHOWS 30 LOW EMITTING FUEL EFFICIENT SPACES			
SHEET A-1.3 SHOWS 4 ELECTRIC CARS SPACES FOR A TOTAL OF 40			
BICYCLE ANALYSIS			
REQ. SHORT TERM BICYCLE PARKING (PER SEC. 5.710.6.2.2.15% x 481 = 25			
REQ. LONG TERM BICYCLE PARKING (PER SEC. 5.710.6.2.2.15% x 481 = 25			
ALLOWABLE BICYCLE SPACES TO REPLACE PARKING SPACES :			
FOR EVERY 2 BICYCLE PARKING SPACES PROVIDED ABOVE MIN. REQUIRED, VEHICLES MAY BE REPLACED BY 1 SPACE MAXIMUM 5% REDUCTION ALLOWED			
MAX. REDUCTION ALLOWED: 506.44 X 5% = 25.3 SAY 25 CAR SPACES			
FOR TOTAL REDUCTION OF 25 CAR SPACES, WE NEED TO PROVIDE ADDITIONAL 50 BICYCLES SPACES.			
TOTAL BICYCLE SPACES REQUIRED: 25 + 25 + 50 = 100 SPACES (SEE SHET A1.3)			
NOT TO SCALE			

SITE PLAN & PROJECT ANALYSIS

ARCHITECT
REVISION
DATE
ISSUED FOR
11/15/12 DCB & PLANNING SUBMITTAL
4/01/15 PLANNING CHECK
6/01/15 2ND SUBMITTAL
9/01/15 85% C.D. COMP.
6/19/16 PLANNING CHECK
2/02/17 FOR CONSTRUCTION

DATE
6/17/16 PER DCB APPROVED REV.
12/14/17 COORDINATION SWITCHGEAR
7/26/18 ANALYSIS UPDATED
4/2/19 COORDINATE ANALYSIS UPDATED

PROJECT
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

PIER - 44

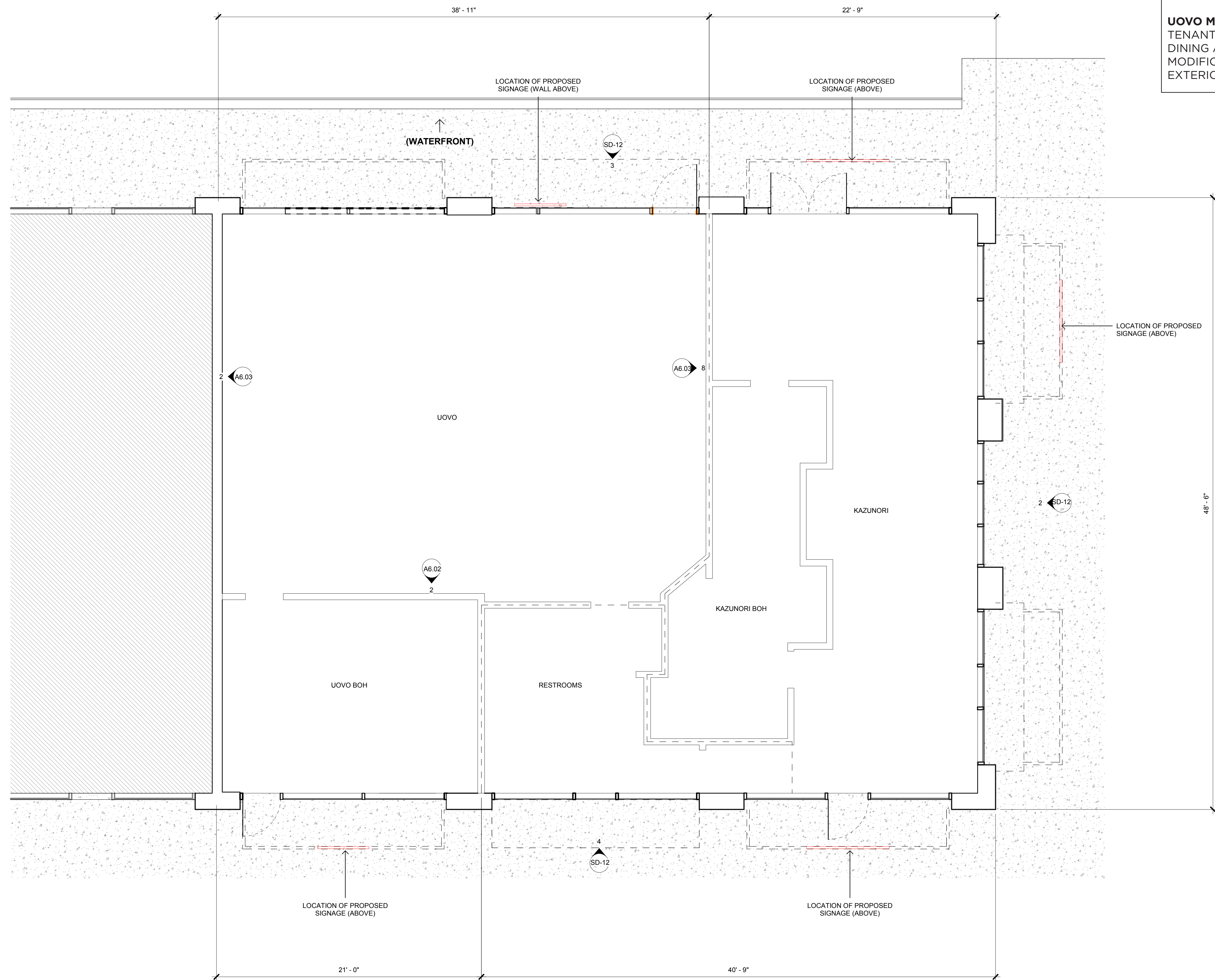
Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT TITLE
SITE PLAN
SCALE
1"=50'-0"
JOB NO
0611
DRAWN BY
J.T.
APPROVED BY
-
SHEET NO
A-1

PROJECT DESCRIPTIONS:

KAZUNORI MDR BLDG 5 (Q1):
TENANT IMPROVEMENT: INTERIOR BUILD OUT OF RESTAURANT DINING, KITCHEN, AND ACCESSIBLE RESTROOMS.
MODIFICATION OF STOREFRONT AND ADDITION OF SIGNAGE TO EXTERIOR

UOVO MDR BLDG 5 (Q1):
TENANT IMPROVEMENT: INTERIOR BUILD OUT OF RESTAURANT DINING AND KITCHEN.
MODIFICATION OF STOREFRONT AND ADDITION OF SIGNAGE TO EXTERIOR



architecture

construction

interiors

landscape

HARD SCALE EATS

UOVO | KAZUNORI MARINA DEL REY

4635 ADMIRALTY WAY, STE.107 (BUILDING V)

MARINA DEL REY, CA 90292

1

20228

11-21

RENEWAL DATE

STATE OF CALIFORNIA

2019156

1

A-2

MARMOL RADZINER AIA

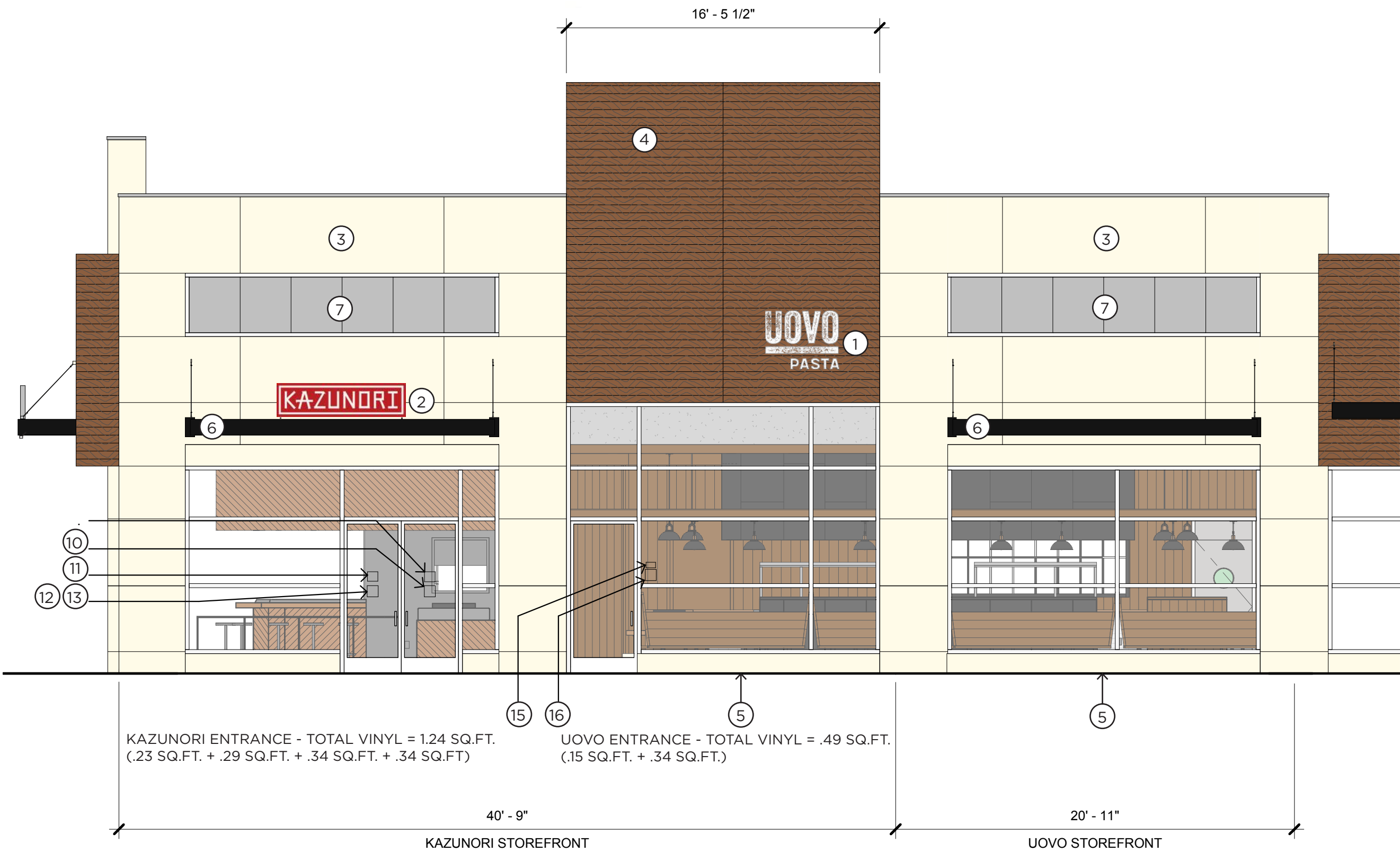
12210 Nebraska Avenue
Los Angeles California 90025
info@marmol-radziner.com
www.marmol-radziner.com

310 826 6222 phone
310 826 6226 fax

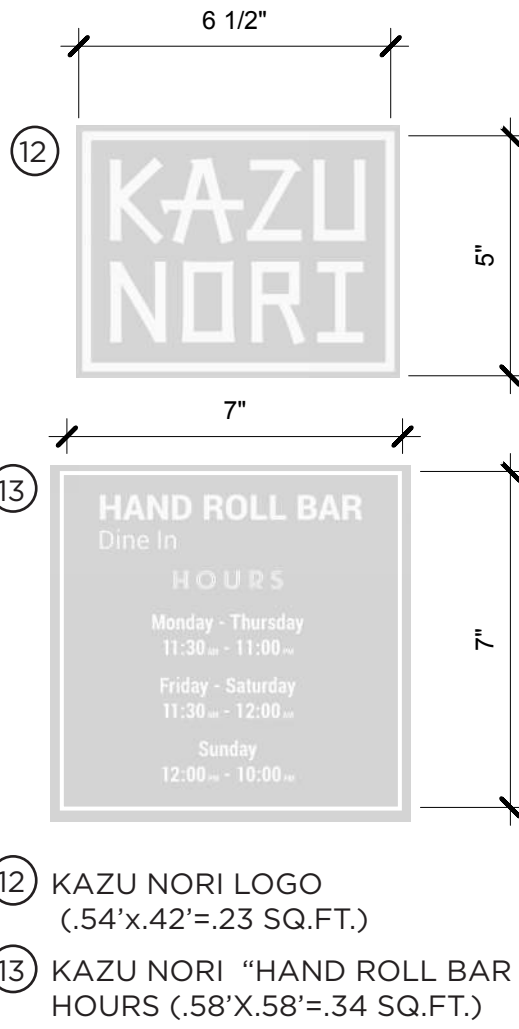
SIGN SPECIFICATIONS - VINYL TEXT & GRAPHICS

V-01 - INFORMATIONAL VINYL SIGN

1. Copy should consist of tenant name, business hours, directional and similar information only.
2. All text and logos/graphics will be self adhesive vinyl decals.
3. Maximum size of total vinyl allowed is 2 sq.ft. (per facade per DCB)
4. Text and logos/graphics must be approved by Design Control Board and ownership.
5. (1) sign is allowed per tenant storefront where there is an entrance and limited to one per building facade.
6. Dimensions below are for illustration purposes only. Size and location of vinyl text and graphics will vary. Location must be on or adjacent to the entrance and may not exceed the top of the doorway. (Landlord to approve location and size.)



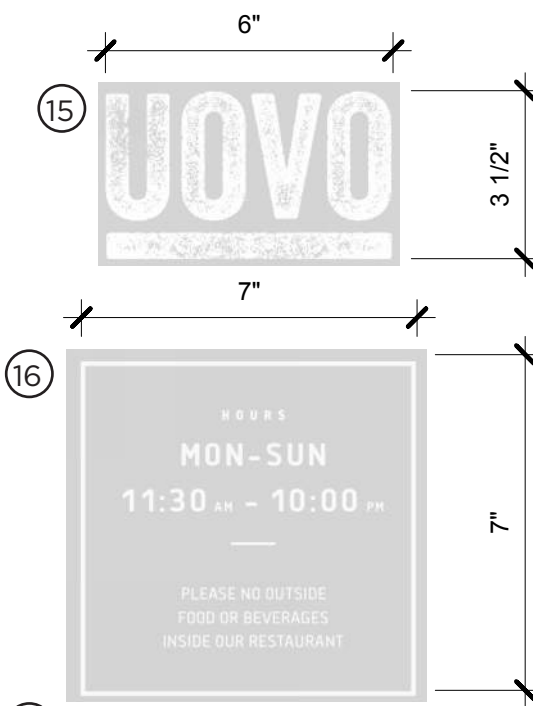
1. ALL SIGNS ARE WHITE VINYL, INDIVIDUAL LETTERS, UNLESS OTHERWISE NOTED.
2. UOVO DELIVERIES ONLY SIGN #17, BLACK VINYL, INDIVIDUAL LETTERS.
3. GRAY BACKGROUND SHOWN IS FOR CLARITY, TO ILLUSTRATE WHITE VINYL LETTERS.



- 12 KAZUNORI LOGO (.54'X.42'=23 SQ.FT.)
13 KAZUNORI "HAND ROLL BAR + HOURS (.58'X.58'=34 SQ.FT.)



- 10 ORIGINAL HAND-ROLL (.52'X.56'=29 SQ.FT.)
11 KAZUNORI "GUEST PICK-UP" + HOURS (.58'X.58'=34 SQ.FT.)



- 15 UOVO LOGO (.50'X.29'=15 SQ.FT.)
16 UOVO HOURS OF OP. (.58'X.58'=34 SQ.FT.)

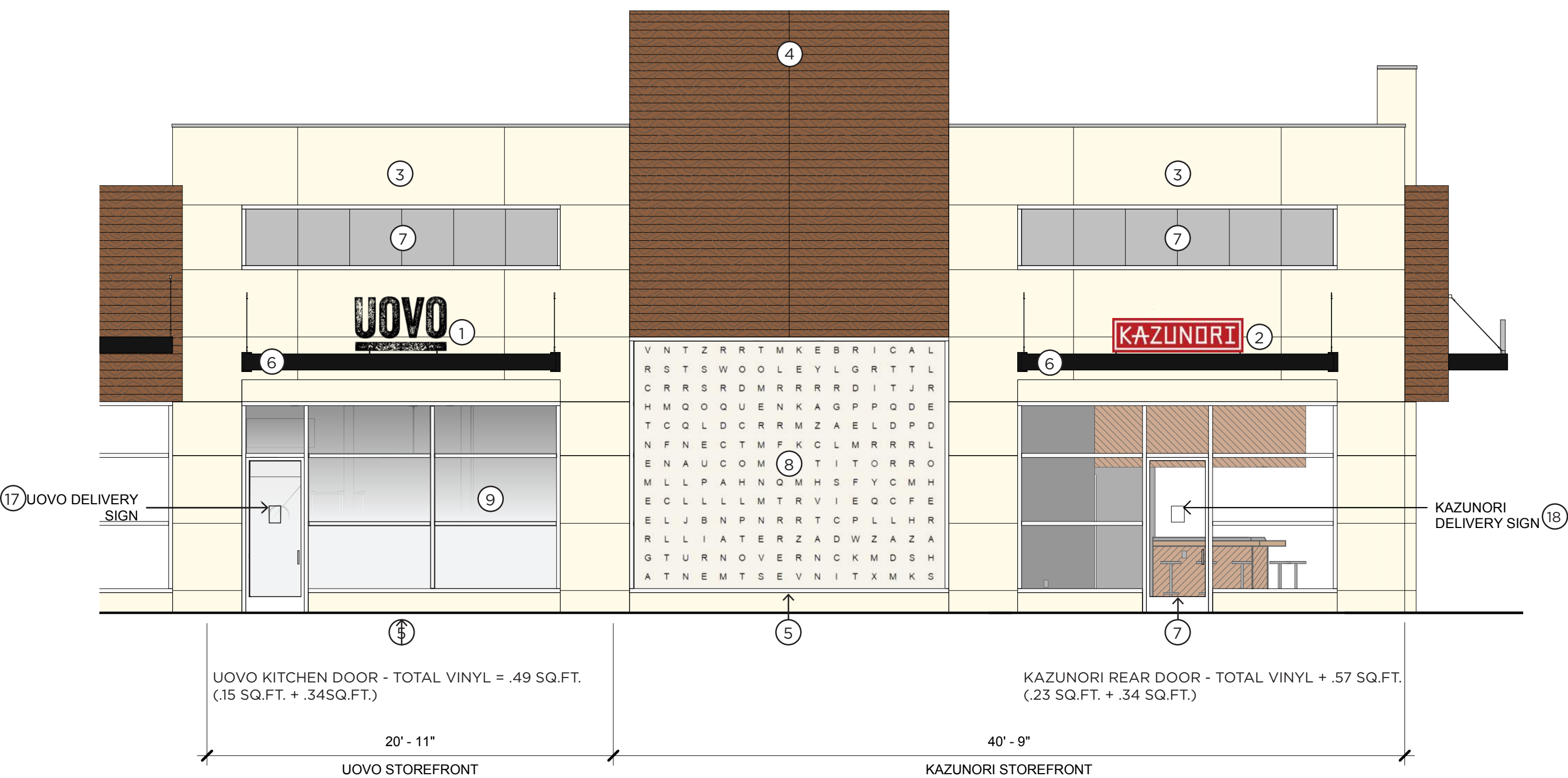
- 1 UOVO SIGN, SEE SIGNAGE SHEETS FOR DETAILS
2 KAZUNORI SIGN, SEE SIGNAGE SHEETS FOR DETAILS
3 EXISTING PLASTER FINISH, TOUCHUPS TO MATCH AS REQUIRED
4 EXISTING ENGINEERED WOOD SIDING
5 EXISTING STOREFRONT TO BE RECONFIGURED
6 RIGID METAL AWNING / OVERHANG
7 EXISTING STOREFRONT
8 CUSTOM GRAPHIC DECAL FILM
9 3M FASARA AERINA GRADATED WINDOW FILM
10 SIGN TYPE V-01 - "KAZUNORI ORIGINAL HANDROLL BAR"
11 SIGN TYPE V-01 - KAZUNORI "GUEST PICKUP"
12 SIGN TYPE V-01 - "KAZUNORI" LOGO
13 SIGN TYPE V-01 - "HAND ROLL BAR - DINE IN"
14 NOT USED
15 SIGN TYPE V-01 - "UOVO" LOGO
16 SIGN TYPE V-01 - UOVO "HOURS OF OPERATION"
17 SIGN TYPE V-01 - "UOVO DELIVERIES ONLY"
18 SIGN TYPE V-01 - "KAZUNORI DELIVERIES ONLY"

PROPOSED WEST ELEVATION 1
3/16" = 1'-0"

3

KEYNOTES & SIGNAGE DETAILS

1



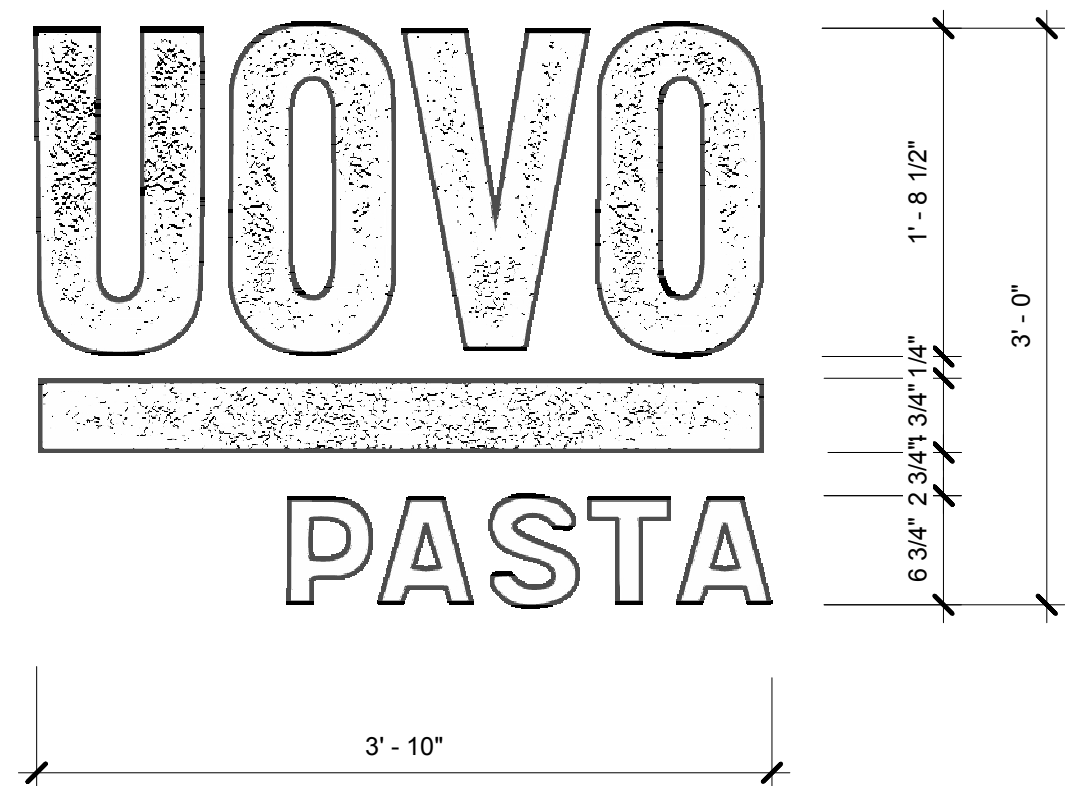
PROPOSED EAST ELEVATION 1
3/16" = 1'-0"

4



PROPOSED NORTH ELEVATION 1
3/16" = 1'-0"

2

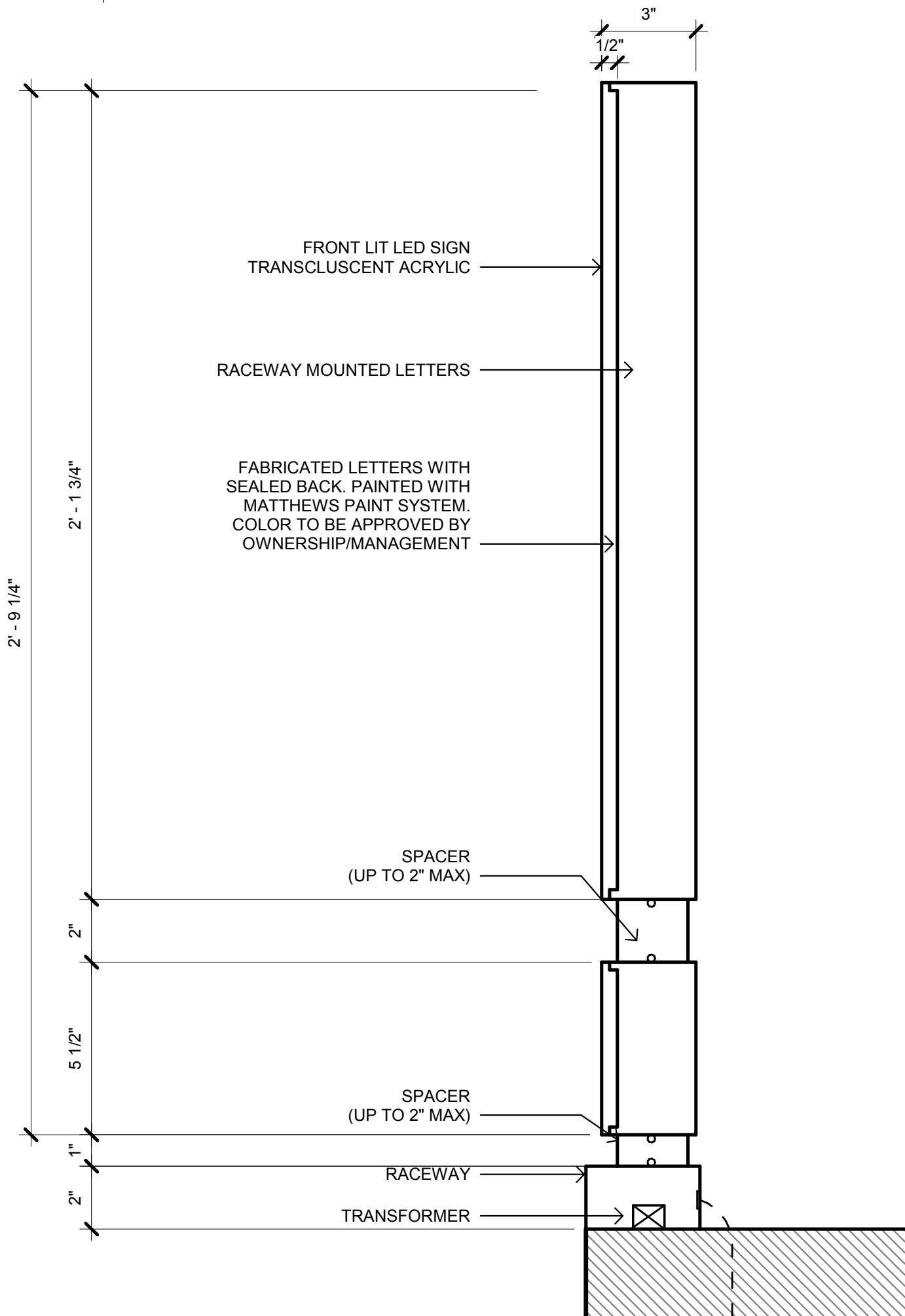


T-02 - WALL SIGN - FRONT/REVERSE LIT CHANNEL LETTERS & LOGOS

1. Allowed signage size is 1 square foot per linear foot of storefront. Allowed size will be no more than 80% of facade width on which the sign is installed. Sign height not to exceed 36" per row. Sign shall not extend or be mounted above the parapet or eave, whichever feature occurs at the sign location.
2. Each tenant is allowed one sign per storefront. *They only get multiple signs where storefronts are on waterfronts or noncontiguous street frontages relative to the location of the primary entrance. Tenant may not have multiple signs on the same frontage of the building. Signs to be horizontally centered.
3. Letter and logo are front and reverse lit with 1/2" translucent acrylic face with no trim caps. Digital print may be mounted for logos and letters.
4. Logo consists of illuminated face & halo. Face can be translucent lexan or acrylic with UV coated digital print and/or translucent vinyl (White LED illumination only)
5. Text and design must be approved by Design Control Board and ownership.
6. Buildings 1, 3, and 7 have specific detailed information for those signs on their respective pages.
7. As retail space may change due to demising for additional or less retailers, wall signs will be allowed for each business storefront.

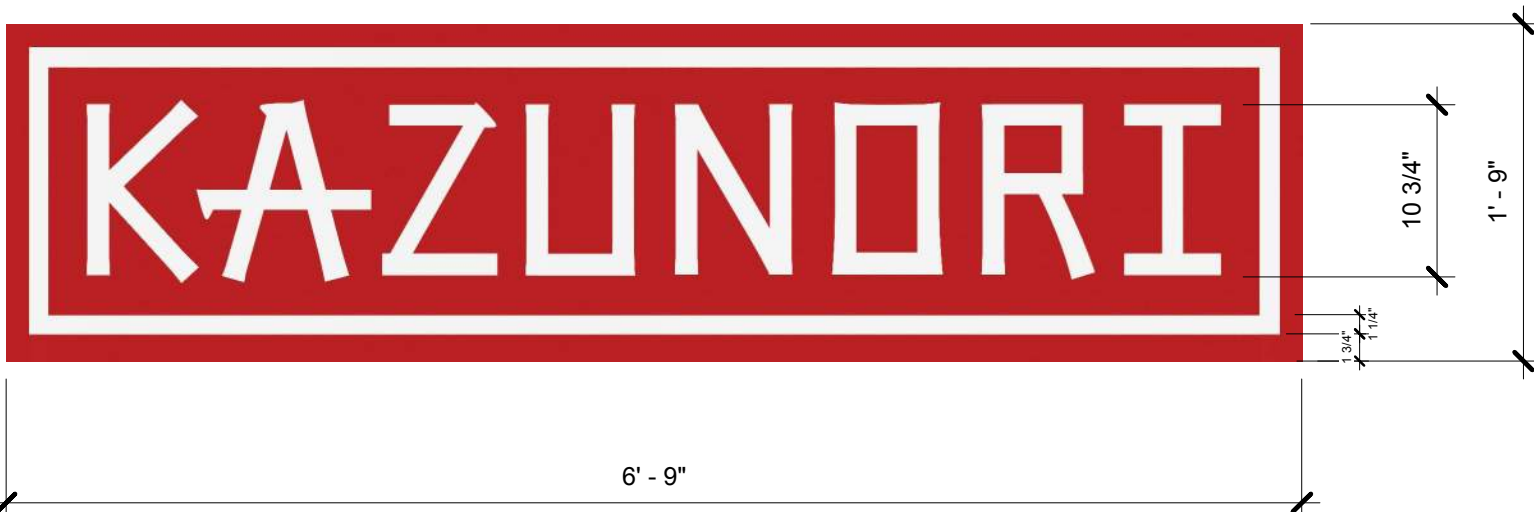
SIGNAGE - WALL SIGNAGE - DESIGN
1" = 1'-0"

4



UOVO AWNING SIGN DETAIL
3" = 1'-0"

2



"KAZUNORI RED":

RGB: (173, 8, 13)
HEX: # AD080D
CMYK: (21%, 100%, 100%, 15%)
PMS 1805

AWNING SIGN:
MAXIMUM SIGNAGE WIDTH TO BE LESS THAN 80% OF THE WIDTH OF THE STOREFRONT.

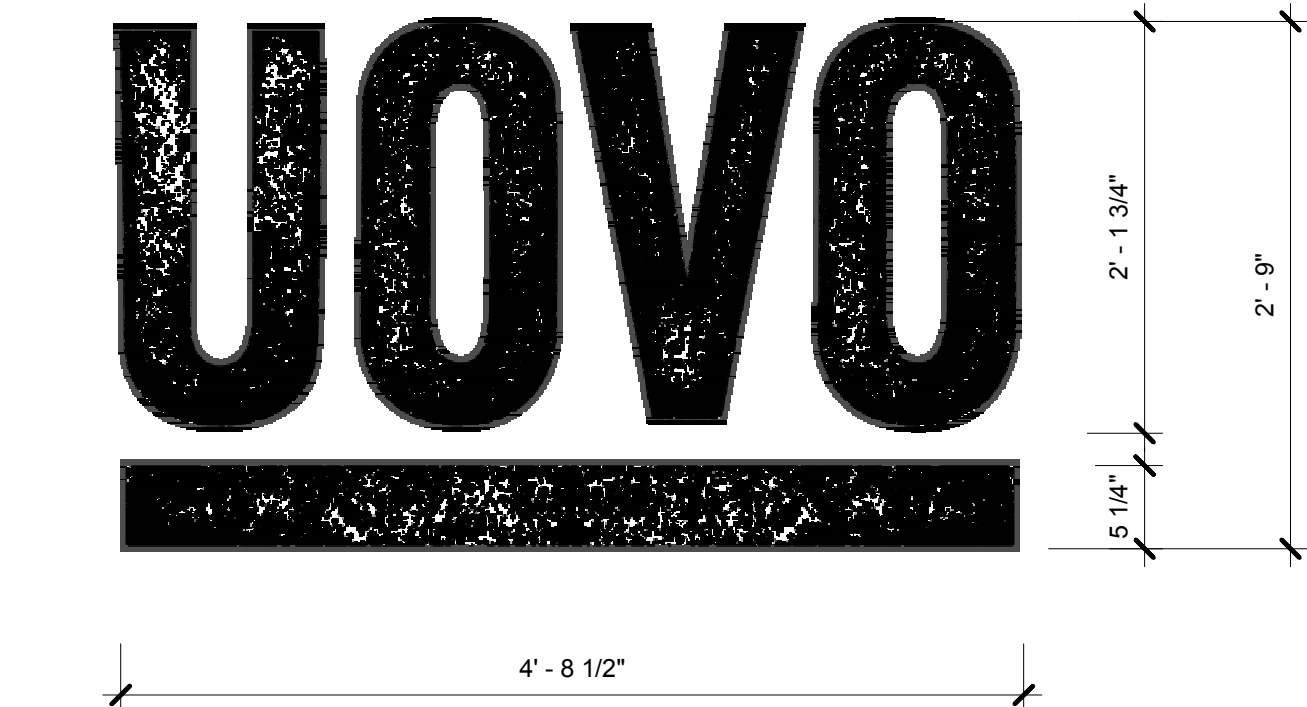
ALLOWABLE SIZE IS 1 SQ.FT. PER LINEAR FOOT OF STOREFRONT.

KAZUNORI AWNING SIGN:
MAX. AREA: 22'-9" (22.75') SQ.FT.
ACTUAL AREA: 11.81 SQ.FT.
6' - 9" (6.75') x 1' - 9" (1.75')

UOVO PASTA AWNING SIGN:
MAX. AREA: 21'-0" (21.00') SQ.FT.
ACTUAL AREA: 12.95 SQ.FT.
4'-8 1/2" (4.71') X 2'-9" (2.75')

SIGNS WILL BE ILLUMINATED FROM 5PM UNTIL 11PM OR ONE HOUR AFTER THE LAST TENANT CLOSES, EXCEPT SIGNS AS APPROVED BY DCB FOR EXTENDED HOURS.

HOURS OF OPERATIONS:
10 AM TO MIDNIGHT DAILY

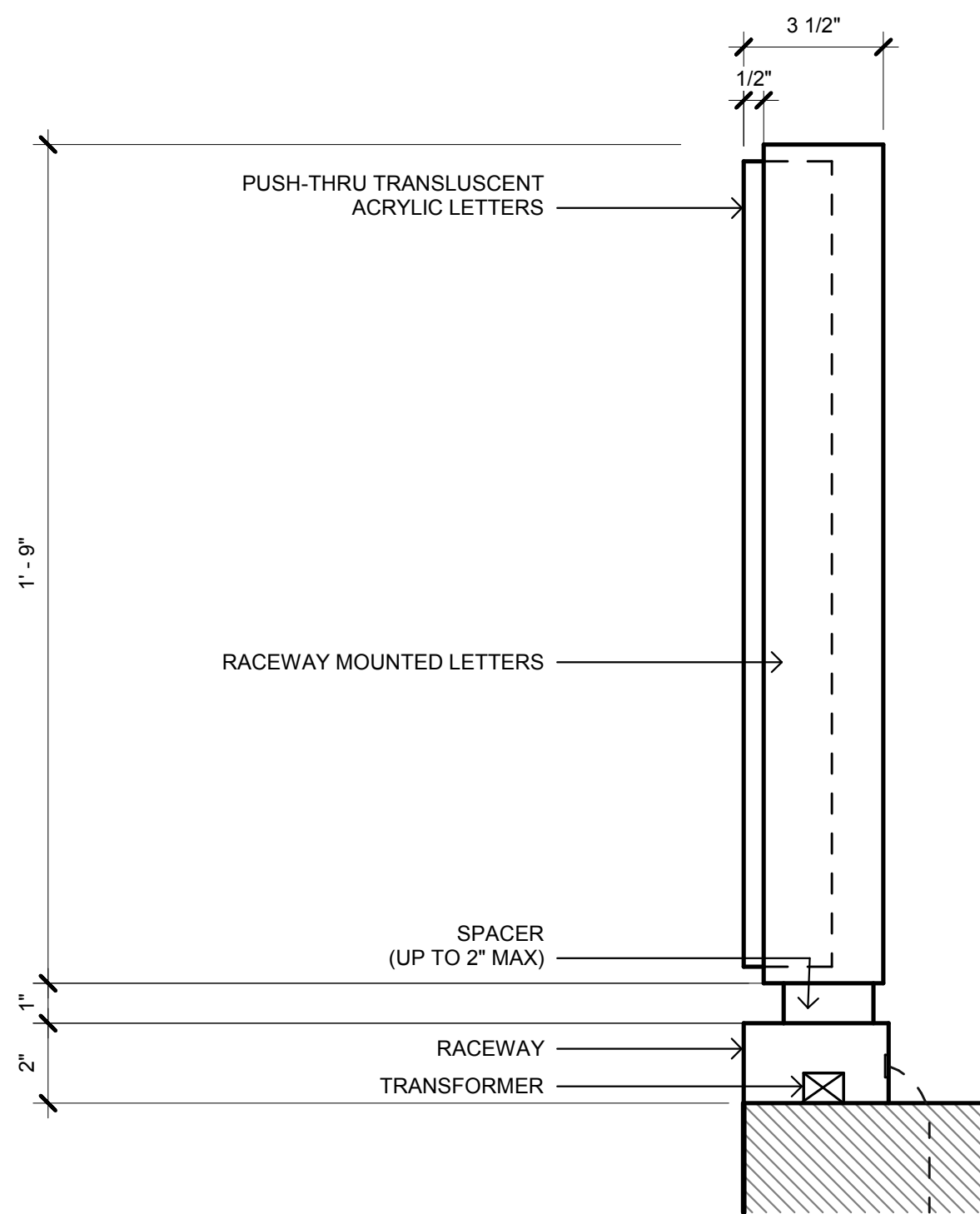


T-01 - AWNING SIGN - FRONT LIT CHANNEL LETTERS & LOGOS FOR RACEWAY

1. Allowed signage size is 1 square foot per linear foot of storefront. Allowed size will be no more than 80% of facade width on which the sign is installed. Sign height not to exceed 36". Sign shall not extend or be mounted above the parapet or eave, whichever feature occurs at the sign location.
2. Each tenant is allowed one sign per storefront. *They only get multiple signs where storefronts are on waterfronts or noncontiguous street frontages relative to the location of the primary entrance. Tenant may not have multiple signs on the same frontage of the building.
3. All signs are bottom mounted on raceway with spacer (2" maximum height). The raceway is to be the same length as tenant sign. Sign to be centered on the awning.
4. Letter and logo are front lit with 1/2" translucent acrylic face with no trim caps. Digital print may be mounted for logos and letters.
5. Logo consists of illuminated face & halo. Face can be translucent lexan or acrylic with UV coated digital print and/or translucent vinyl (White LED illumination only)

SIGNAGE - AWNING SIGNAGE - DESIGN
1" = 1'-0"

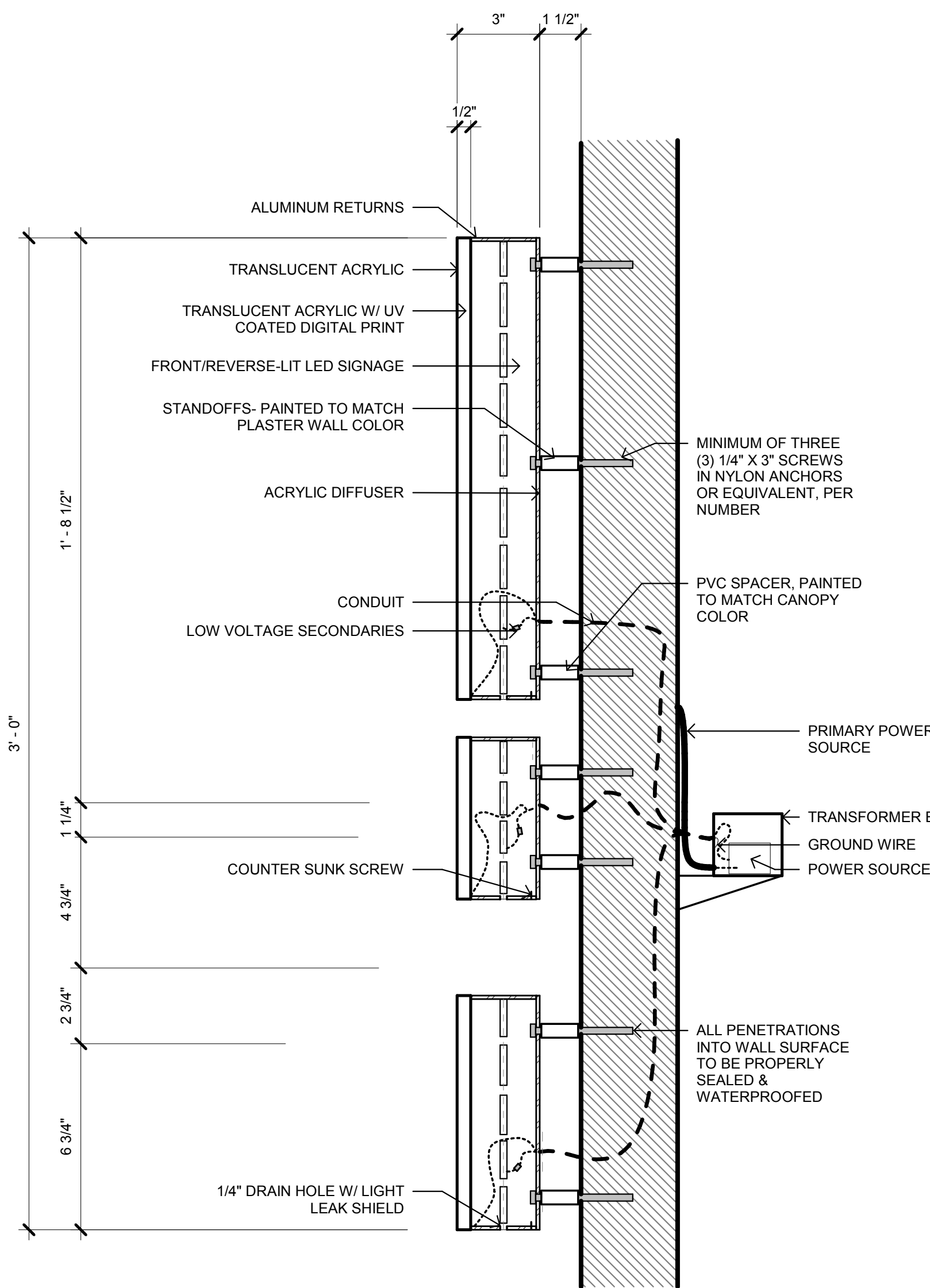
5



NOTE: CANOPY DETAIL TO BE PROVIDED TO SIGNCENTRIX OR IMAGE 360 TO ENGINEER SIGN MOUNTING

KAZUNORI AWNING SIGN DETAIL
3" = 1'-0"

3



NOTE: SIGNAGE ILLUMINATION/
LED FIXTURE TO BE UL RATED

UOVO WALL SIGN DETAIL
3" = 1'-0"

1

SIGNAGE

HARD SCALE EATS
UOVO | KAZUNORI MARINA DEL REY
4635 ADMIRALTY WAY, STE:107 (BUILDING V)
MARINA DEL REY, CA 90292

MARMOL RADZINER AIA

architecture
construction
interiors
landscape

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Los Angeles California 90025
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2019156

A-4



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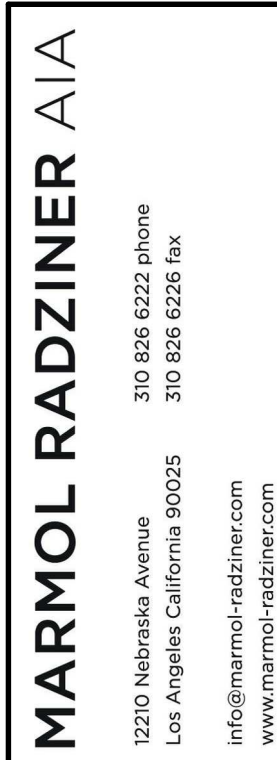
HARD SCALE EATS
UOVO | KAZUNORI MARINA DEL REY
4635 ADMIRALTY WAY, STE.107 (BUILDING V)
MARINA DEL REY, CA 90292

RENDERINGS



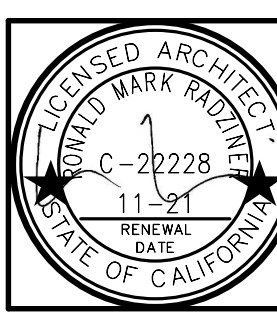
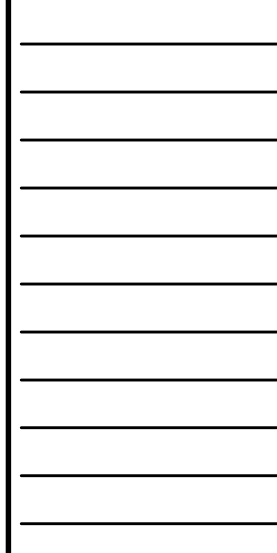
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A-5

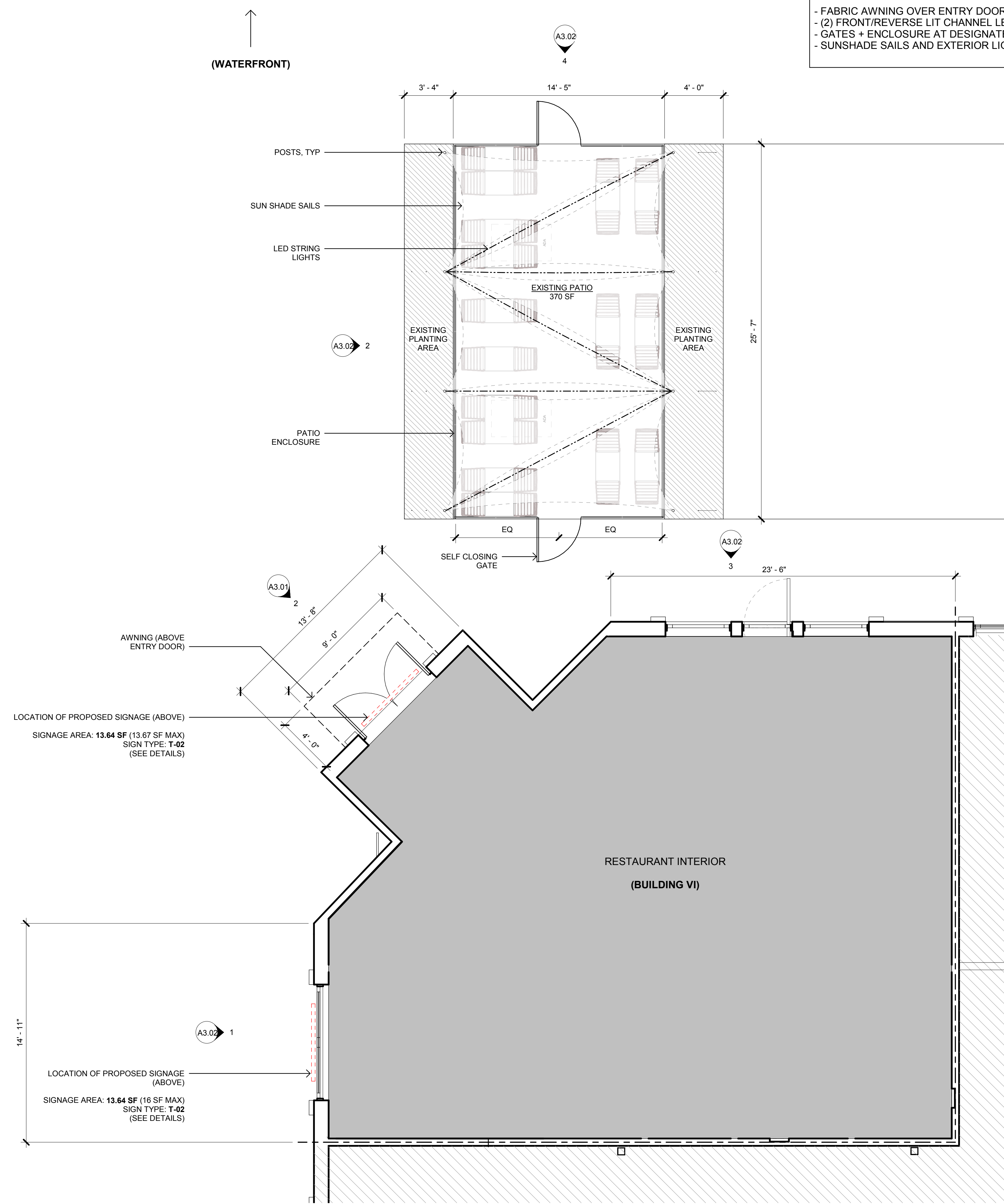


HARD SCALE EATS
UOVO | KAZUNORI MARINA DEL REY
4635 ADMIRALTY WAY, STE.107 (BUILDING V)
MARINA DEL REY, CA 90292

RENDERINGS



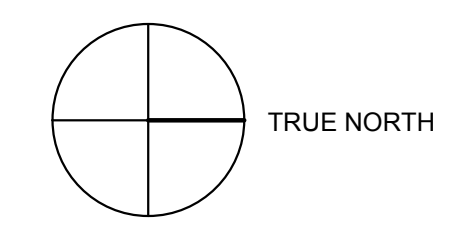
A-6



PROJECT DESCRIPTION:

SCOPE OF WORK INCLUDES:

- FABRIC AWNING OVER ENTRY DOOR
- (2) FRONT/REVERSE LIT CHANNEL LETTERS AND PIN MOUNTED SIGNAGE
- GATES + ENCLOSURE AT DESIGNATED EXISTING PATIO SEATING AREA
- SUNSHADE SAILS AND EXTERIOR LIGHTING AT EXISTING PATIO



SIGN SPECIFICATIONS - VINYL TEXT & GRAPHICS

V-01 - INFORMATIONAL VINYL SIGN

- 1. Copy should consist of tenant name, business hours, directional and similar information only.
- 2. All text and logos/graphics will be self adhesive vinyl decals.
- 3. Maximum size of total vinyl allowed is 2 sq.ft.
- 4. Text and logos/graphics must be approved by Design Control Board and ownership.
- 5. (1) sign is allowed per tenant storefront where there is an entrance and limited to one per building facade.
- 6. Dimensions below are for illustration purposes only. Size and location of vinyl text and graphics will vary. Location must be on or adjacent to the entrance and may not exceed the top of the doorway. (Landlord to approve location and size.)



- 11 HIHO CHEESEBURGER LOGO (.54'x.29'=.17 SQ.FT.)
- 12 HIHO HOURS (.58'x.58'=.34 SQ.FT.)

- 1 SIGNAGE (SEE SHEET A3.02 FOR SIGNAGE DETAILS)
- 2 FABRIC AWNING (SEE SHEET A3.02 FOR SPEC AND DETAILS)
- 3 EXISTING SMOOTH PLASTER FINISH
- 4 EXISTING CONTROL JOINT
- 5 EXISTING ALUMINUM STOREFRONT / WINDOWS
- 6 EXISTING WINDOW FRAME
- 7 EXISTING TILE ROOF
- 8 EXISTING EXTERIOR LIGHTING
- 9 EXISTING CLOCK FIXTURE
- 10 WINDOW FILM (SPEC: 3M™ WHITE MATTE TRANSLUCENT PRIVACY FILM)
- 11 SIGN TYPE V-01 - "HIHO" LOGO
- 12 SIGN TYPE V-01 - "HOURS OF OPERATION"

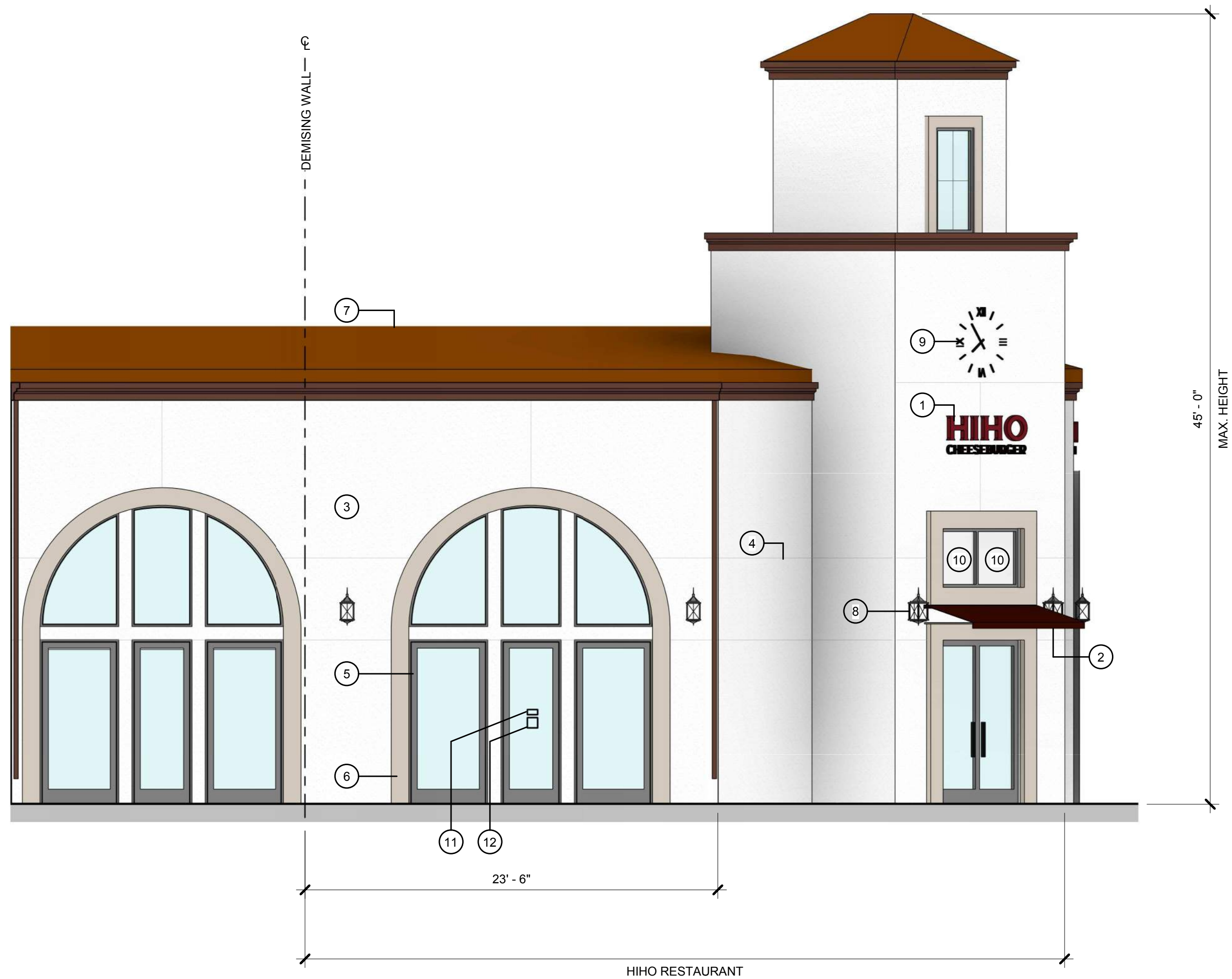
KEYNOTES AND SIGNAGE

1



EXTERIOR ELEVATION - ENTRY
3/16" = 1'-0"

2



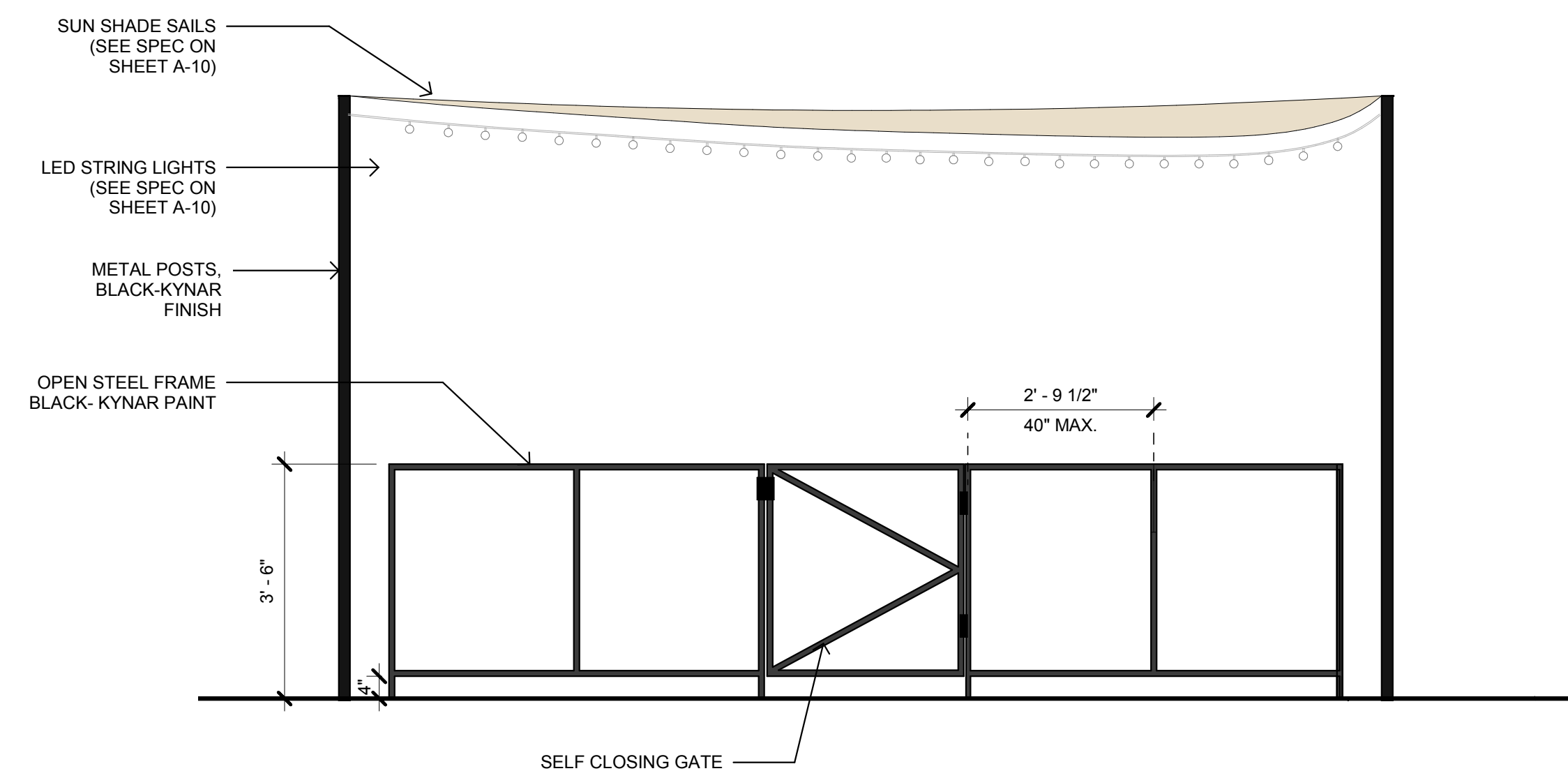
EXTERIOR ELEVATION - WEST
3/16" = 1'-0"

3



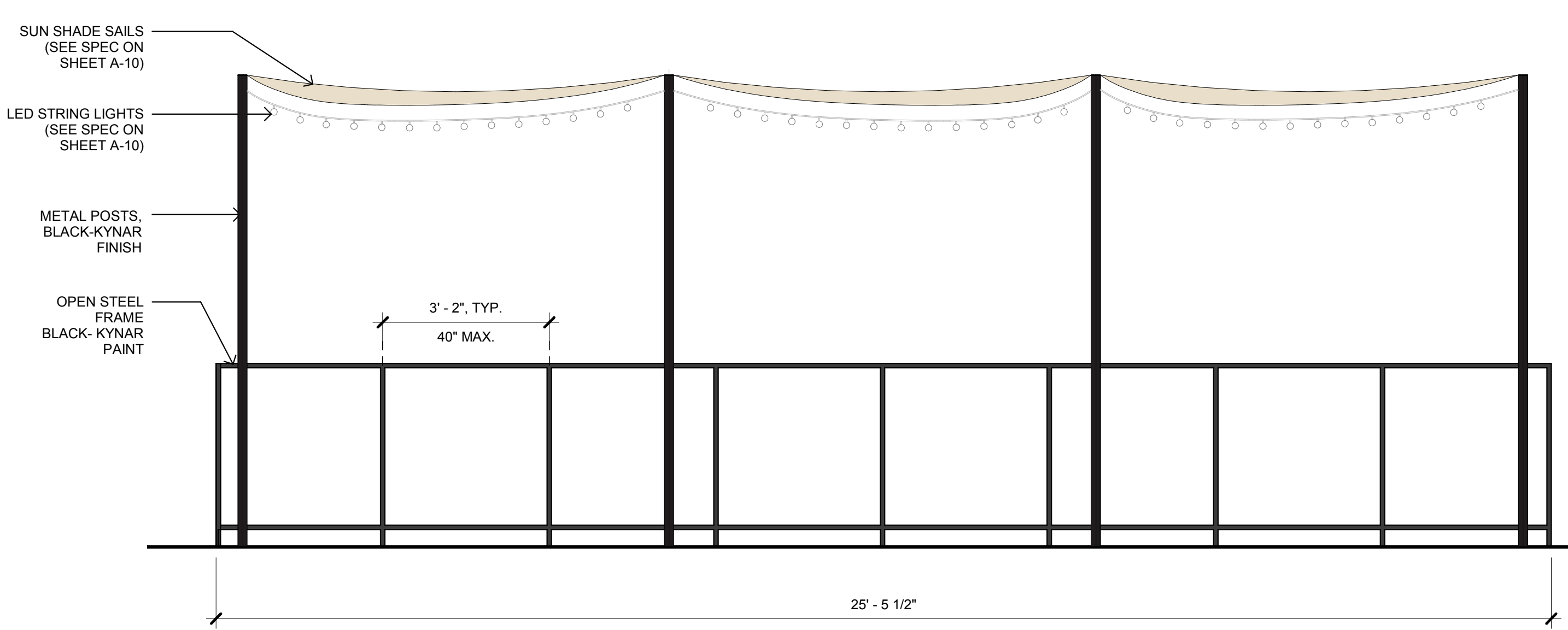
EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

1



EXTERIOR ELEVATION - PATIO WEST
1/2" = 1'-0"

4



EXTERIOR ELEVATION - PATIO SOUTH
1/2" = 1'-0"

2

architecture
construction
interiors
landscape

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12210 Nebraska Avenue
Los Angeles California 90025
info@marmol-radziner.com
www.marmol-radziner.com

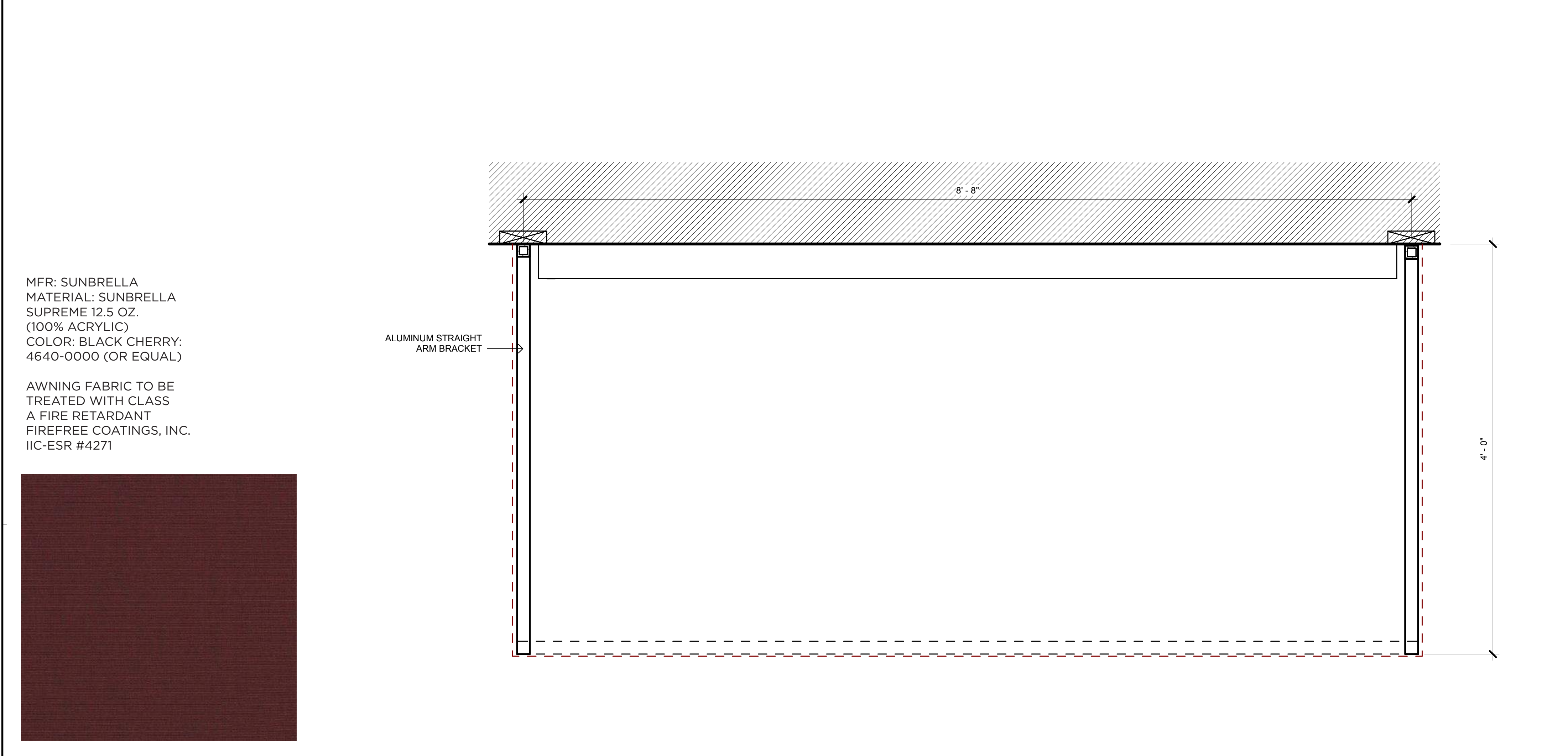
310 826 6222 phone
310 826 6226 fax

HARD SCALE EATS
HIHO MARINA DEL REY
HIHO MARINA DEL REY
4625 ADMIRALTY WAY (BUILDING VI)
MARINA DEL REY, CA 90292

EXTERIOR ELEVATIONS

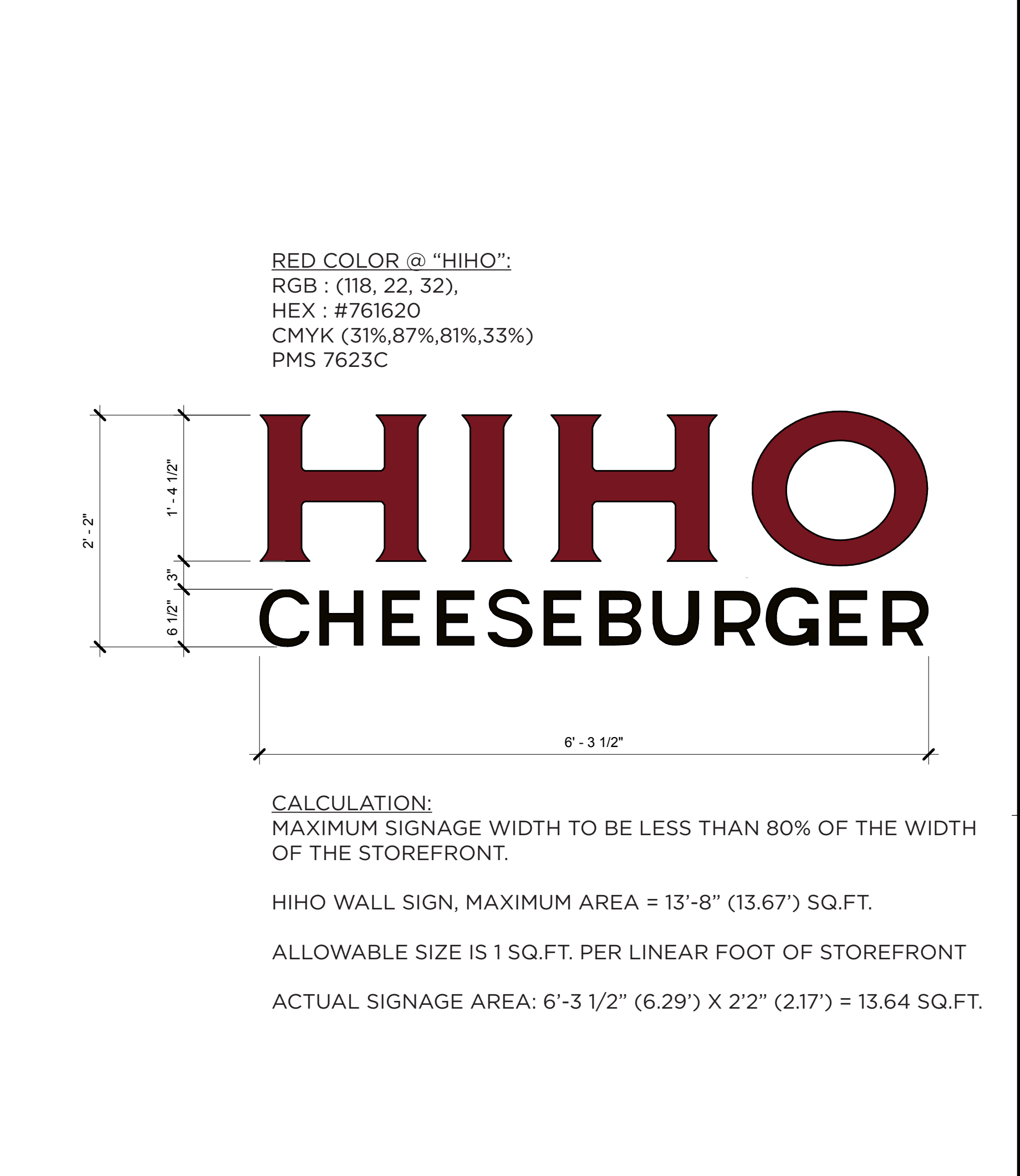
2019155

A-9



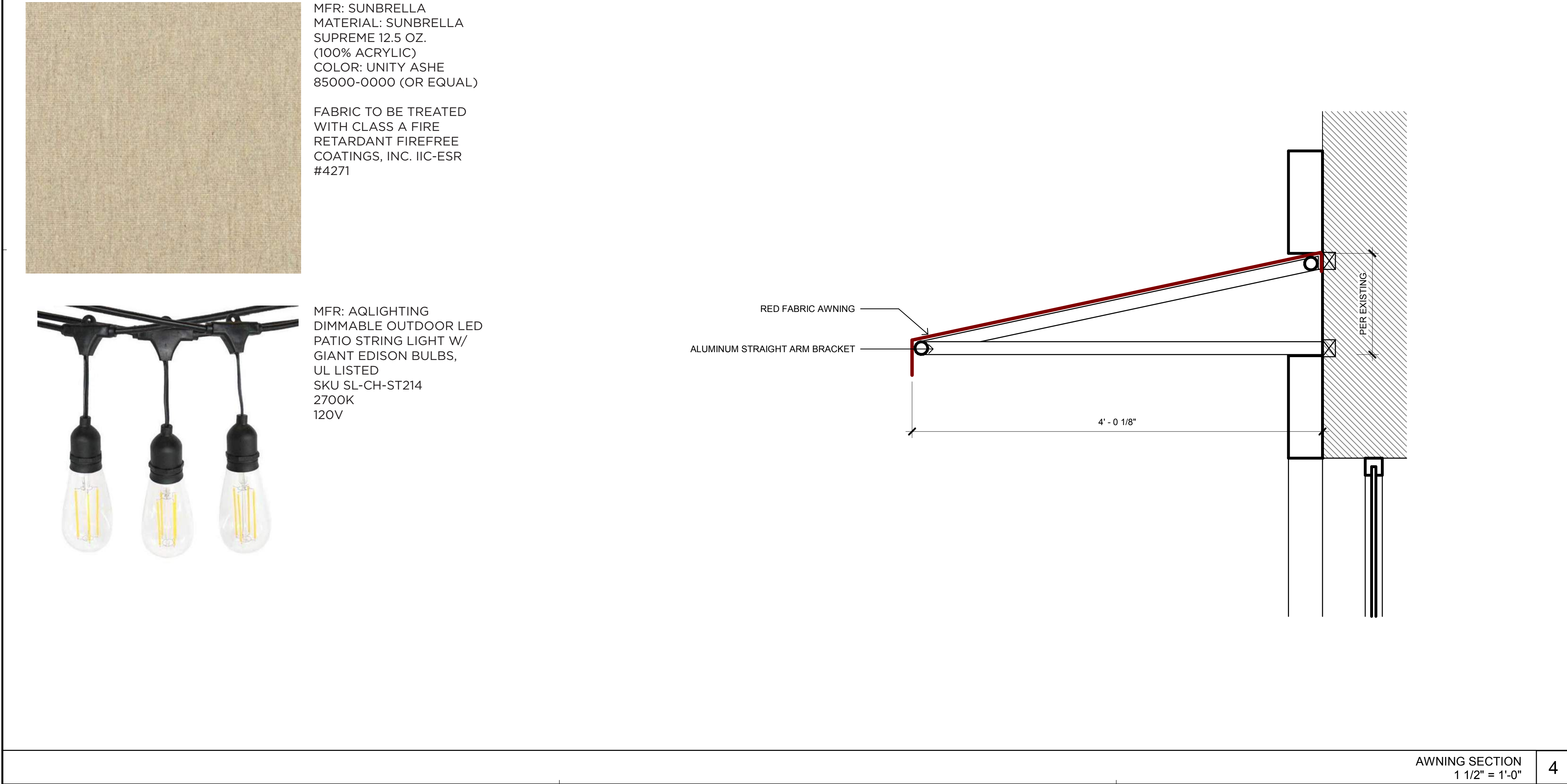
AWNING PLAN - DETAIL
1 1/2" = 1'-0"

3



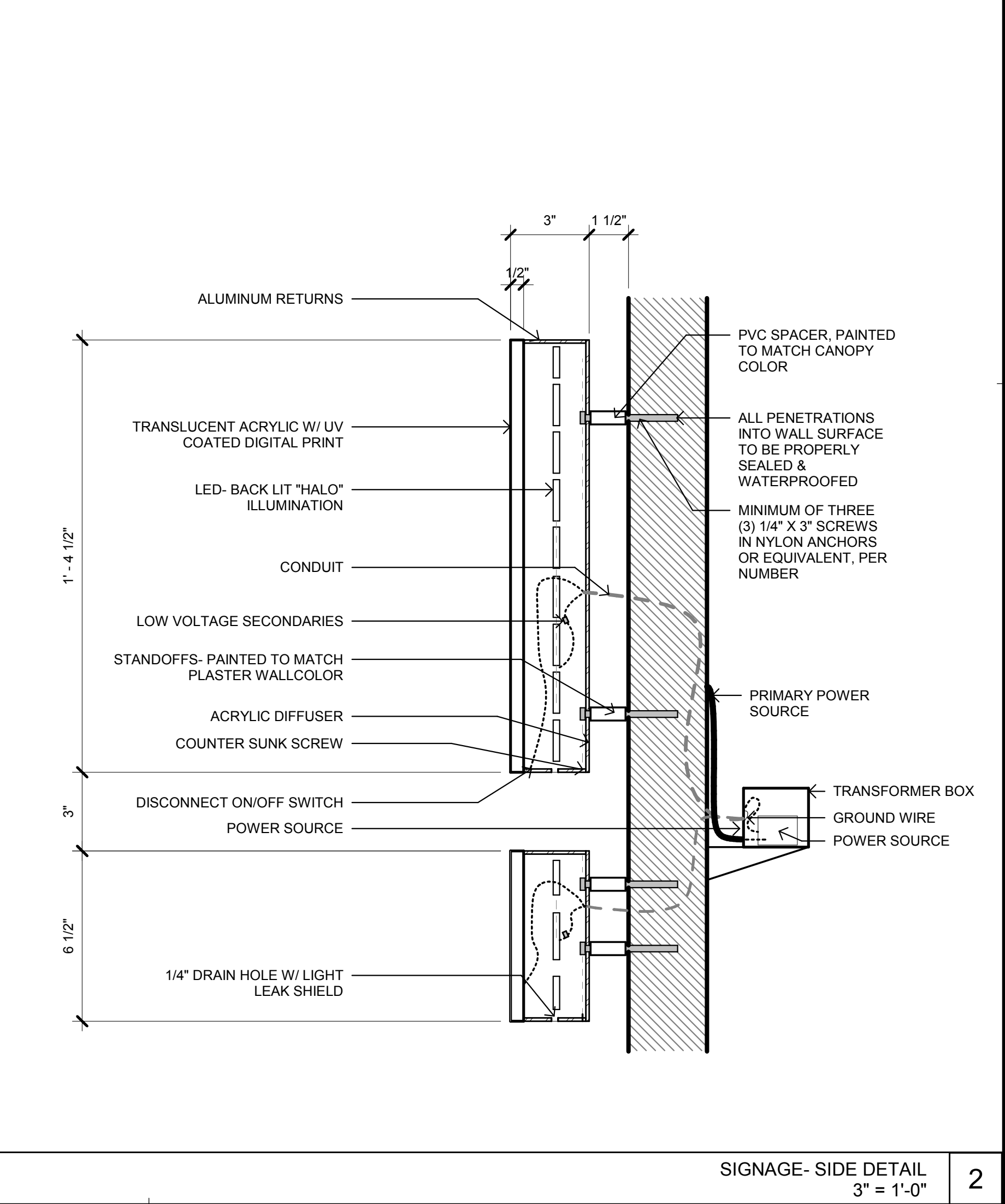
SIGNAGE - DESIGN
1" = 1'-0"

1



AWNING SECTION
1 1/2" = 1'-0"

4



SIGNAGE- SIDE DETAIL
3" = 1'-0"

2



TENANT SIGNAGE, TYP.

TENANT AWNING, REQUIRED BY
CALIFORNIA GREEN BUILDING CODE



EXTERIOR RENDERING

05.26.2020

2019155

A-12

HARD SCALE EATS
HIHO MARINA DEL REY
HIHO MARINA DEL REY
4625 ADMIRALTY WAY (BUILDING VI)
MARINA DEL REY, CA 90292

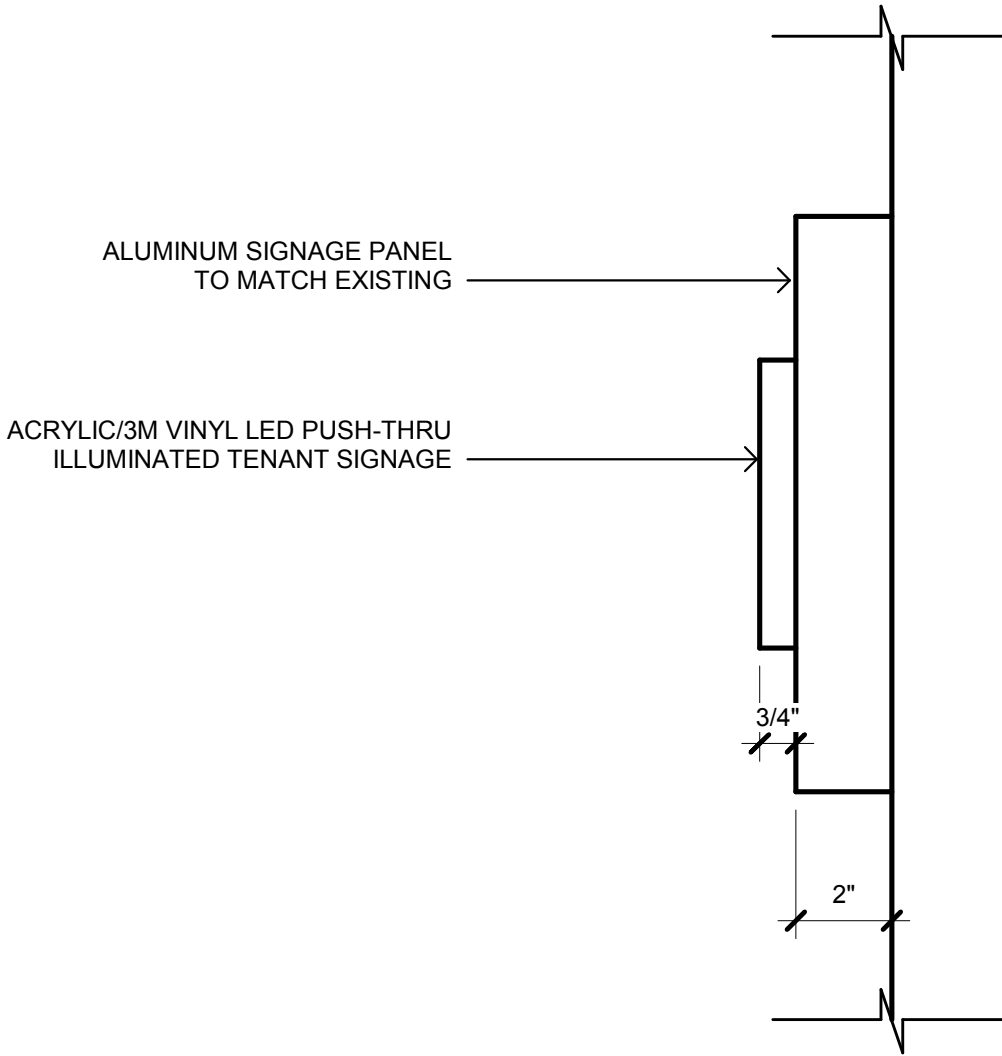
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MARMOL RADZINER AIA

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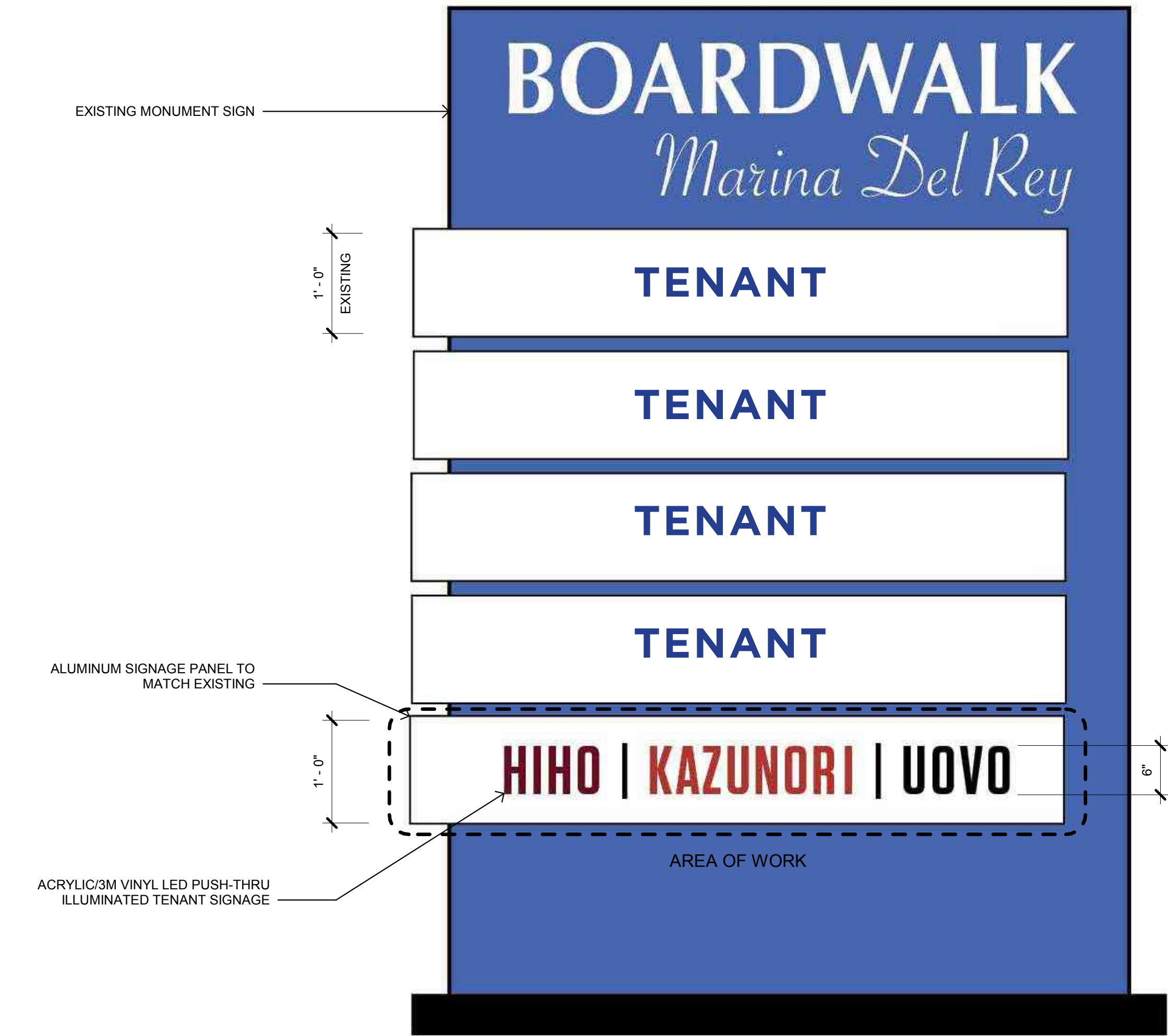
MATERIAL LIST:

ALUMINUM PANEL TO MATCH EXISTING, MAXIMUM SIZE IS 8'-0" WIDE X 1'-0" TALL.

BACK LIT - LED VINYL LETTERS - MAXIMUM HEIGHT 6", ILLUMINATED PUSH-THRU LETTERS.

PER APPROVED SIGNAGE CRITERIA, TENANTS ARE ALLOWED USE OF THEIR OWN CORPORATE LOGOS AND FONTS.

ILLUMINATED SIGNS MUST OBSCURE/NOT EXPOSE THE SOURCE OF ILLUMINATION.



ILLUMINATED SIGNS MUST NOT OBSCURE/NOT EXPOSE THE SOURCE OF ILLUMINATION

MONUMENT SIGNS WILL REMAIN ILLUMINATED THROUGHOUT THE NIGHT

MONUMENT SIGNS ARE EXISTING / PREVIOUSLY APPROVED BY THE DEPARTMENT OF REGIONAL PLANNING. SCOPE OF WORK LIMITED TO TENANT SIGNAGE FOR HIHO, KAZU NORI AND UOVO ONLY.

MONUMENT SIGN NOTES:

1. FREESTANDING SIGNS ARE LIMITED TO 1 PER 5 ACRES
2. FREESTANDING MONUMENT SIGNS ARE LIMITED TO 96 SQ.FT. OF PANEL AREA ON EACH SIDE OF THE SIGN
3. MAXIMUM PANEL DIMENSIONS ARE 8'W X 12'H
4. TENANTS ARE ALLOWED USE OF THEIR OWN CORPORATE LOGOS AND FONTS



Location of July 1, 2020 DCB Items

