



11111 Jefferson Comprehensive Plan

## Project Team

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Dry Utilities	RGI
Trash Management	American Trash Management
Lighting	KGM
Signage	TBD

## Table of Contents

<b>1. Project Description</b>	<b>1</b>
1.1 Project Site	2
1.2 Project Summary	3
<b>2. Land Use &amp; Development Standards</b>	<b>4</b>
2.1 Land Use	5
2.1.1 General Plan	5
2.1.2 Zoning	5
2.1.3 Relationship to Other Regulations	5
2.1.4 Permitted Uses	6
2.2 Community Benefits	7
2.3 Development Standards	8
2.3.1 Open Space	9
2.3.2 Parking and Loading	11
2.3.2.1 Vehicular Parking Requirements	11
2.3.2.2 Parking Management	12
2.3.2.3 Retail Loading	12
2.3.2.4 Residential Loading	12
2.3.2.5 Rideshare/Curbside Loading	12
2.3.2.6 Bicycle Parking	18
2.3.2.7 Machado Road Improvements	20
2.3.2.8 Project Access	21
2.3.2.9 Circulation & Connectivity	22
2.4 Outdoor Dining	24
2.5 Trash & Recycling	27
2.5.1 Trash	27
2.5.2 Recycling	27
2.6 Master Sign Program	32
2.7 Public Art	33
<b>3. Sustainability</b>	<b>34</b>
<b>4. Mobility &amp; Connectivity</b>	<b>36</b>
<b>5. Project Plans</b>	<b>39</b>
<b>6. Lighting Design Concept</b>	<b>80</b>
<b>7. Civil Engineering</b>	<b>85</b>

# 1. Project Description

Figure A – Property Boundary



### 1.1 Project Site

The 11111 Jefferson development site (“Project Site”) is a 3.43 acre triangular shaped property bounded by Sepulveda Boulevard to the west, Jefferson Boulevard to the east, and Machado Road to the north. The Project Site was previously occupied by the U.S. Post Office, Coco’s restaurant, and Valvoline Instant Oil Change. A portion of the surface parking lot is used by the nearby Kayne Eras Center (“ECF”) as off-site parking. The Project Site is part of a larger subdivision of land, that was formerly home to the Culver City Drive-In Theater.

Primary regional access to the Project Site is provided by the San Diego Freeway (I-405) and the Marina Freeway/Expressway (SR-90), both located approximately .7 miles southwest of the Project Site. Multiple regional and local bus lines that run along Sepulveda and Jefferson Boulevards serve the Project Site with mass transit.

Nearby land uses north of Machado Road include a residential neighborhood (Heritage Park) and a private K-12 school (ECF). To the east across Jefferson Boulevard is the Studio Village Shopping Center and surface parking lot. South and west of the Project Site -- across Sepulveda Boulevard -- are a temple (Temple Akiba) and commercial uses. There are also residential uses north of Temple Akiba along Sepulveda Boulevard (Studio Village Townhomes), backing the commercial uses along Sepulveda Boulevard (Sunset Park Neighborhood), and to the south of the Studio Village Shopping Center (Blanco Park Neighborhood).

## 1.2 Project Summary

The Project is a 5-story mixed-use development providing a mix of retail, office, and residential uses over one subterranean parking level. The Project shall have a total building area of 555,221 square feet, including all parking areas (subterranean, ground level, and above-ground) and usable building area of 311,109 square feet. A total of 653 automobile and 97 bicycle parking spaces shall be provided at the Project. The height of the Project shall not exceed 67 feet.

The objectives for the Project are to:

- Develop an underutilized site into a high quality mixed-used project with a diverse range of residential dwelling types, including market rate and affordable units, and commercial uses;
- Provide a project that promotes pedestrian and bicycle use through elimination of driveways, provision of amenities on-site, contribution to on and off-site bicycle infrastructure, and development of sidewalks and open space;
- Develop a project with a unique architectural design that enhances the visual appeal of the area and acts as a gateway for the southern edge of Culver City;
- Activate Machado Road at Sepulveda with a publicly accessible park.

**Table 1 – Development Use Summary**

Use	Size / Units
Site Area (sf/ac)	149,553 sf / 3.43 ac
<b>Residential Component</b>	
Studios	54 units
1-Bedrooms	112 units
2-Bedrooms	64 units
Residential Lobby	2,500 sf
Residential Amenity	2,500 sf
<i>Subtotal Residential Units</i>	<i>230 units</i>
	244,609 sf
<b>Commercial Component</b>	
Grocery Store	38,600 sf
Restaurant (High Turnover Sit-Down)	3,300 sf
Restaurant (Fast Casual)	4,900 sf
Coffee & Bakery	2,400 sf
Office	11,450 sf
Retail	3,900 sf
Gym / Fitness	1,950 sf
<i>Subtotal Commercial Square Footage</i>	<i>66,500 sf</i>
Total Residential and Commercial Square Footage	311,109 sf
Subterranean Parking	118,680 sf
Ground Level Parking	33,916 sf
Second Level Parking	88,660 sf
Loading Dock	2,856 sf
<b>Total Project Square Footage</b>	<b>555,221 sf</b>

**Table 1 (cont.) – Development Use Summary**

Use	Size / Units
<b>Parking</b>	
Residential Parking	308 spaces
Commercial Parking	311 spaces
ECF Parking	34 spaces
<i>Total Vehicle Parking Provided</i>	<i>653 spaces</i>
<i>Bicycle Parking Spaces (Long-term / Short Term)</i>	<i>71 / 26 spaces</i>
<b>Open Space</b>	
Publicly Accessible Open Space	
Machado Park	13,800 sf
Paseo Courtyard	13,000 sf
Entry Courtyard	2,000 sf
<i>Subtotal Publicly Accessible Open Space</i>	<i>28,800 sf</i>
Common Open Space (for Residents)	
Courtyard (Third Level)	24,000 sf
Private Open Space (Balconies)	13,560 sf
<i>Total Open Space Provided</i>	<i>66,360 sf</i>
<b>SB 1818 – 19 Very-low-income units (included in 230 total units)</b>	
Studios	3 units
1-Bedrooms	10 units
2-Bedrooms	6 units
<i>Workforce Housing / Community Benefits (included in 230 total units)</i>	<i>2 units</i>

## 2. Land Use & Development Standards

## 2.1 Land Use

### 2.1.1 General Plan

The General Plan land use designation for the Project Site is General Corridor Commercial. A wide range of small- to medium-scale commercial uses are allowed under the General Corridor Commercial designation, with an emphasis on community-serving retail, office, and service uses along major corridors. It is intended to provide desirable existing and future neighborhood-serving commercial uses and housing compatible with nearby residential and commercial neighborhoods.

### 2.1.2 Zoning

The Zoning of the Project Site is Planned Development Zone No. 16

Pursuant to Chapter 17.560 of the Zoning Code – Comprehensive Plans – sites of one acre or greater may be developed under a Comprehensive Plan with Planned Development (PD) Zoning. A Comprehensive Plan allows consideration of innovation in site planning and other aspects of project design and more effective design response to site features, uses on adjoining properties, and impacts other than those the Zoning Code standards would produce. Under this approach the Project Site is rezoned to PD and developed in accordance with the permitted uses and development standards set forth in the approved Comprehensive Plan.

### 2.1.3 Relationship to Other Regulations

This Comprehensive Plan provides policies, standards and regulations guiding the development and use of the Project Site. Specific topics not otherwise addressed or provided in this Comprehensive Plan shall be governed by the Culver City Municipal Code (CCMC) or as amended. No provision of this Comprehensive Plan is intended to repeal, abrogate, annul, impair, or interfere with any existing ordinance, resolutions, or policy except: a) as specifically repealed by the adoption of this Comprehensive Plan; or b) where this Comprehensive Plan's provisions are more precise or restrictive than the existing Municipal Code.

Where provisions of this Comprehensive Plan impose more restrictive regulations than required by any other ordinance, resolution or policy, the provisions of this Comprehensive Plan shall govern. In the event of a conflict between the Comprehensive Plan and any other ordinance, resolution or policy, the Director of Community Development (“Director”) shall have the administrative authority to resolve the conflict and determine what standard applies to the Comprehensive Plan.

Modifications to the Comprehensive Plan shall be processed pursuant to the CCMC, § 17.560.025 – Comprehensive Plan Modifications, Major and Minor.

Notwithstanding CCMC § 17.595.030 – Time Limits and Extension -, if the entitlements for the Project or the City’s certification of the Environmental Impact Report for the Project is challenged in court, the applicable time limit set forth in CCMC § 17.595.030 or any other CCMC section shall be tolled for during the pendency of the lawsuit. For the purposes of this Comprehensive Plan, the tolling period shall commence on the day that any lawsuit is filed in court and shall continue until the decision on the matter is final, including exhaustion of all appeals or the expiration of any appeal periods.

The Comprehensive Plan is for the integrated use of the properties commonly known as 11111 Jefferson Boulevard, 5350 Sepulveda Boulevard and 5380 Sepulveda Boulevard. Adoption of the Comprehensive Plan satisfies the requirements of Paragraph 3 of the Agreement Containing Covenants Affecting Real Property (Document No. 992184952) (the “Covenant”) such that the Covenant shall be extinguished as of the date of the adoption of the Comprehensive Plan.

Pursuant to Government Code §§ 65589.5 and 65941.1, the Project is subject to only to the ordinances, policies, and standards adopted and in effect as of October 19, 2020, except as mutually agreed upon by the applicant and the Director. Applicant, in its sole discretion, may disapprove the application of an ordinance, policy or standard enacted after October 19, 2020.

## 2.1.4 Permitted Uses

Table 2 – Permitted Uses

Land Use (1)	Permit Requirement P - Permitted Use CUP - Conditional Use Permit AUP - Administrative Use Permit	See Specific Use regulations of the zoning code
Accessory food service	P	
Accessory retail uses	P	
Alcoholic Beverage Sales 1	P	17.400.010
Artisan Shops	P	
Automated teller machines (ATM's)	P	17.400.025
Banks and financial services	P	
Bars	AUP	
Catering	P	
Child day care centers	P	17.400.035
General retail stores	P	
Grocery Store with onsite and offsite food and alcohol consumption	P	
Home occupations	P	17.400.055
Health / fitness facilities	P	
Indoor amusement / entertainment facilities	P	
Live / work units	P	17.400.060
Media production - indoor support facilities	P	
Medical services - Offices/Clinics	P	
Multifamily housing projects	P	
Offices	P	
Outdoor retail sales and display	P	17.400.075
Parking facilities	P	
Personal services	P	
Pet Shop	P	
Public recreational and cultural facilities	P	
Restaurants	P	
Restaurants, outdoor dining	P	17.400.070
Studios - Art, dance, music, photography, exercise, etc.	P	

1. Includes bars + microbreweries

## 2.2 Community Benefits

This Section summarizes the requirements for the Community Benefits for the Project. The Project is vested to the rules and regulations in effect as of October 2020 through submittal of a SB 330 preliminary application (Government Code Section 65941.1), including Resolution No. 2008-015. More recently, the satisfaction of Community Benefits is through the provision of affordable housing. The Project will provide an on-site park to be considered for the Project Community Benefit consistent with Resolution No. 2008-015. In addition, since the Project will contain 19 dwelling units affordable to very low income households and two units affordable to workforce households, it contains a substantial affordable housing element. The applicant is proposing that a portion of the Community Benefit be satisfied through the provision of these units.

The City has confirmed that the cost to construct the Machado Park is \$1,505,992 including all related General Contractor fees and 5% contingency on all hard costs. This is consistent with the applicant's park cost estimate. The City's financial consultant has also reviewed the cost of Machado Park and determined that with the two workforce affordable housing units supplied in the Project, the calculated value of the Community Benefit housing is consistent with their analysis. Therefore, the costs of the Projects' park and the value of the two workforce affordable housing units has been confirmed to be equivalent to the value of the calculated Community Benefit.

The City Council shall conduct a hearing to approve the Project Community Benefits, State Density Bonus request, Comprehensive Plan, and related Zone Change.

## 2.3 Development Standards

The development standards for the Project are modeled after the mixed-use development standards set forth in CCMC § 17.400.065 – Mixed Use Development Standards. In addition, the Project shall conform with all applicable Building Codes.

### Development Standards

<b>Residential Density</b>	<p>Maximum 67 du/acre</p> <ul style="list-style-type: none"> <li>• 19 Very Low-Income Units</li> <li>• 2 Workforce Units</li> <li>• 209 Market Rate Units</li> </ul>	<p>Max density based on community benefit + state density bonus provisions (see calculations below):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Project Site Area</td> <td style="width: 10%; text-align: right;">149,553</td> <td style="width: 20%;">CG Zoning Base Density</td> <td style="width: 10%; text-align: right;">35.00</td> </tr> <tr> <td>Project Site Acres</td> <td style="text-align: right;">3.43</td> <td>Community Benefits</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td>Project Residential Units</td> <td style="text-align: right;">230 units</td> <td>Units / Acre</td> <td style="text-align: right;">50.00</td> </tr> <tr> <td>Project Units / Acre</td> <td style="text-align: right;">67 units</td> <td>State Density Increase</td> <td style="text-align: right;">35.00%</td> </tr> <tr> <td></td> <td></td> <td>Allowable Units / Acre</td> <td style="text-align: right;">67.50 units</td> </tr> </table>	Project Site Area	149,553	CG Zoning Base Density	35.00	Project Site Acres	3.43	Community Benefits	15.00	Project Residential Units	230 units	Units / Acre	50.00	Project Units / Acre	67 units	State Density Increase	35.00%			Allowable Units / Acre	67.50 units
Project Site Area	149,553	CG Zoning Base Density	35.00																			
Project Site Acres	3.43	Community Benefits	15.00																			
Project Residential Units	230 units	Units / Acre	50.00																			
Project Units / Acre	67 units	State Density Increase	35.00%																			
		Allowable Units / Acre	67.50 units																			
<b>Floor Area</b>	Maximum 555,221 sf, including parking areas																					
<b>Minimum Setbacks</b>		See CCMC § 17.300.020 - Setback Regulations and Exceptions																				
Machado Road	None required																					
Jefferson Boulevard	None required																					
Sepulveda Boulevard	None required																					
<b>Height</b>	Maximum 67 feet	<p>See CCMC § 17.300.025 - Height Measurements and Height Limit Exceptions</p> <p>Maximum height of 67 feet permitted as a development incentive pursuant to Government Code 65915(b)(1) (B) because 19 dwelling units affordable to very-low income households shall be provided.</p>																				
<b>Landscaping</b>	Per zoning code	See CCMC § 17.310 - Landscaping																				
<b>Open Space</b>	See Section 2.2.1	See CCMC § 17.400.065.G.3 – Mixed Use Development Standards for Open Space																				
<b>Automobile Parking and Loading</b>	653 spaces See Section 2.2.2																					
<b>Storage</b>	230 areas	See CCMC § 17.400.105.B.4																				
<b>Bicycle Parking</b>	97 spaces See Section 2.2.2.6																					
<b>Signage</b>	See Section 2.6	As determined by Master Sign Program, in conformance with Chapter 17.330 (Signs).																				

Figure B – Ground Floor Open Space



### 2.3.1 Open Space

11111 Jefferson provides a total of approximately 66,360 square feet of public and private outdoor open spaces, landscaping, patios, and amenity spaces. Of this total, an area of approximately 24,000 square feet is dedicated to private residential uses, 13,560 square feet is dedicated to patios, and an area of 28,800 square feet is open to the public.

Public open-space areas within the Project incorporates seating and support a wide variety of outdoor dining and activities designed to serve project visitors, residents, retailers and restaurants, and the local community. Although privately operated and maintained, Machado Park will operate as a public park per CCMC § 9.10.060

Private open space areas include a residential pool and courtyard, a clubroom, terrace area, outdoor sitting and barbeque areas, and a gym. Approximately 13,560 square feet of private balcony open space is also provided.

Publicly Accessible Open Space	
Machado Park	13,800 sf
Paseo Courtyard	13,000 sf
Entry Courtyard	2,000 sf
<i>Subtotal Publicly Accessible Open Space</i>	<i>28,800 sf</i>
Common Open Space (for Residents)	
Courtyard (Third Level)	24,000 sf
Private Open Space (Balconies)	13,560 sf
<b>Total Open Space Provided</b>	<b>66,360 sf</b>

Figure C – Residential Open Space



Figure D – Office Amenity Open Space



Figure E – Machado Park Open Space



## 2.3.2 Parking and Loading

### 2.3.2.1 Vehicular Parking Requirements

A total of 653 parking stalls are included in the Project, comprising 342 parking stalls below grade, 80 parking stalls on the ground level, and 230 stalls on the second level. The provided parking constitutes 20 more parking spaces than would be required by the CCMC. The subterranean level includes 34 spaces for exclusive use by Exceptional Children’s Foundation (ECF), which is located across Machado Road. 308 spaces for the building residents, guest parking, and new residential tenant /leasing office parking are also located below grade. Parking on the ground floor and second level shall serve the 66,500 square feet of grocery, office, retail, health/fitness, and restaurant uses of the Project, consistent with parking code requirements.

Because the Project includes 19 dwelling units affordable to low-income households, the applicable minimum required parking ratios for all residential units are those set forth in Government Code 65915(p)(1), which states in relevant part:

“[U]pon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

- (A) Zero to one bedroom: one onsite parking space.
- (B) Two to three bedrooms: one and one-half onsite parking spaces.

...”

The Project shall provide 308 parking spaces for the residential uses, 14 spaces more than is required by Government Code § 65915(p)(1). Specifically, the Project includes two spaces per dwelling unit for two-bedroom units, one space per dwelling unit for one bedroom and studio units, and 14 guest parking spaces as shown on Table 3.

The commercial component of the Project provides 6 parking spaces in excess of CCMC requirements for the CG zone.

**Table 3 – Parking Counts**

Proposed Land Use Type	Proposed Land Use Size	Required Number of Spaces	Total Number of Spaces Required	Total Number of Spaces Proposed
2-Bedroom Units	64 Dwelling Units	2 spaces / dwelling unit	128	294
1-Bedroom Units	112 Dwelling Units	1 space / dwelling unit	112	
Studio Units	54 Dwelling Units	1 space / dwelling unit	54	
Guest Parking		0 spaces / dwelling unit	0	14
ECF Easement Parking		Per Easement Agreement	34	34
Office	11,450 s.f.	1 / 350 s.f.	33	33
Grocery	38,600 s.f.	1 / 350 s.f.	111	121
Specialty Retail	3,900 s.f.	1 / 350 s.f.	12	8
Health / Fitness	1,950 s.f.	1 / 200 s.f.	10	10
Fast Food / Fast Casual Restaurant	7,300 s.f.	1 / 75 s.f.	98	98
Sit Down Restaurant	3,300 s.f.	1 / 100 s.f.	33	33
Excess patio Area	740 s.f.	1 / 100 s.f.	8	8
<b>Total:</b>	-	-	633	653

### 2.3.2.2 Parking Management

The subterranean parking garage is accessed from Machado Road. A security gate will be located in the subterranean level, located behind access for guest, ECF, and leasing office parking. The gate protects and secures dedicated access for the residents. Primary access to the commercial parking garage will be located at the newly signalized intersection of Janisann Avenue and Sepulveda Boulevard. Ancillary commercial-parking access will occur on the east portion of Machado Road. Ground-floor parking includes a ramp for access to the second-level commercial parking spaces.

Both the commercial and residential parking garages will be managed by the development's property management team with a specific office coordinator in charge of the 2nd floor office space and management of its tandem space operational needs. There will be no charge for any of the retail parking spaces in the development. One parking space for each bedroom in the residential component will be provided for each apartment and there may be an extra charge levied for additional spaces for the larger units.

Appropriate security measures -- including cameras and security staff -- will be provided at the commercial and residential parking garages to ensure the safety of users and the surrounding community.

### 2.3.2.3 Retail Loading

Retail loading will be provided within the ground level of the parking garage. Grocery loading ingress and egress will occur from Machado Road, while loading ingress and egress for smaller retail spaces may occur from Machado Road or Sepulveda Boulevard. Trucks will may access the Project Site from either southbound or northbound Sepulveda and turn onto Machado Road. From there, the trucks will pull into the ground floor of the Project and complete their reversing motion and maneuvering into loading areas on the Project Site, entirely inside the structure, to minimize backup warning signals and truck noise. The garage loading will be acoustically designed to attenuate noise levels with sound attenuation panels, and the garage shall be fully enclosed with fuel height walls along Machado Road frontage.

The grocery loading zone is designated to accommodate two 53-foot-long truck trailers for an overall individual length of 75 feet (WB67 truck specifications). Ancillary retail and restaurant loading is expected to use smaller format trucks that will load from the front of the retail establishments, within the Project Site. On-site parking spaces may be designated as no parking during specific hours to allow for loading and unloading to occur. If office uses require larger trucks, loading will occur similarly. Loading from vans and smaller vehicles will be permitted on the second level of the project.

### 2.3.2.4 Residential Loading

Residential loading will take place on the ground level along Sepulveda Boulevard, as well as within the subterranean parking level. The ground-level leasing office will accommodate a freight elevator and driveway space to allow for both large moving trucks and smaller moving vans. Moving vans less than 8'-6" in height will also fit in the subterranean garage level. There are multiple elevators placed throughout the project which will allow for car and van loading to take place conveniently throughout the subterranean parking level.

The larger driveway accessed from Sepulveda will also accommodate larger commercial moving trucks. Loading and unloading hours will be coordinated through the Project's property management team.

### 2.3.2.5 Rideshare/Curbside Loading

Rideshare pickup and drop-off will occur within the residential loading zone and street pull-off area located along Sepulveda Boulevard. The Project may also designate specific spaces within the second level of the parking plan for ride share waiting, loading, and unloading. There will be curbside pickup and loading for the retailers located directly in front of their individual premises. These short-term parking spaces will be limited to 15 minutes use and will be available for curbside delivery from sit-down and quick-service restaurants. There will also be ten spaces allocated to the grocery for outdoor grocery and item delivery to customers on the ground floor parking level.

Figure F – Loading Zones

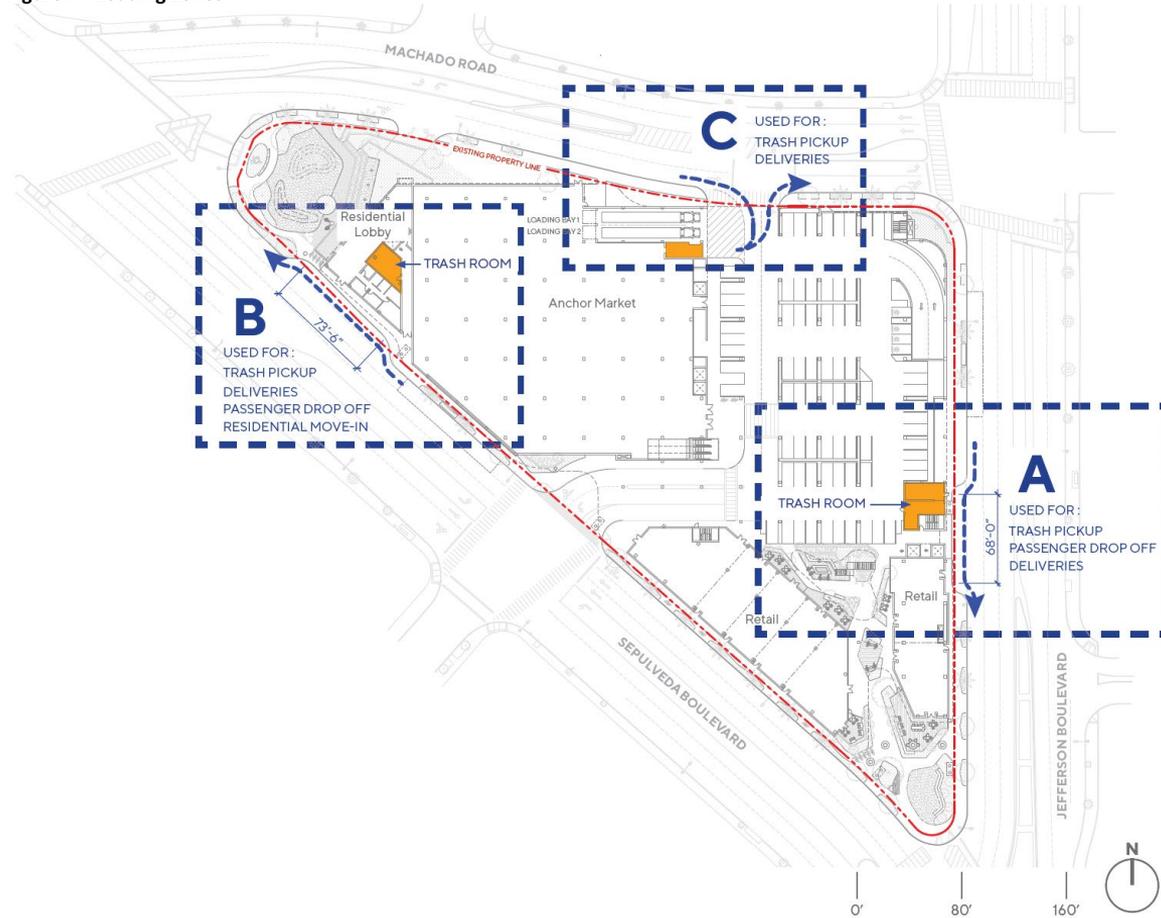




Figure F2 – Sepulveda Loading Zone



**LOCATION B**

This designated location is a 73'-6 x 11'-6" curb cut along Sepulveda Boulevard. It is open to the sky and will be used primarily for short duration residential uses such as deliveries, passenger drop-off and residential move-in. Trucks and passenger automobiles will enter and exit from the westbound side of Sepulveda Boulevard.

Acceptable truck sizes (length, width) for residential move-in loading are as follows:

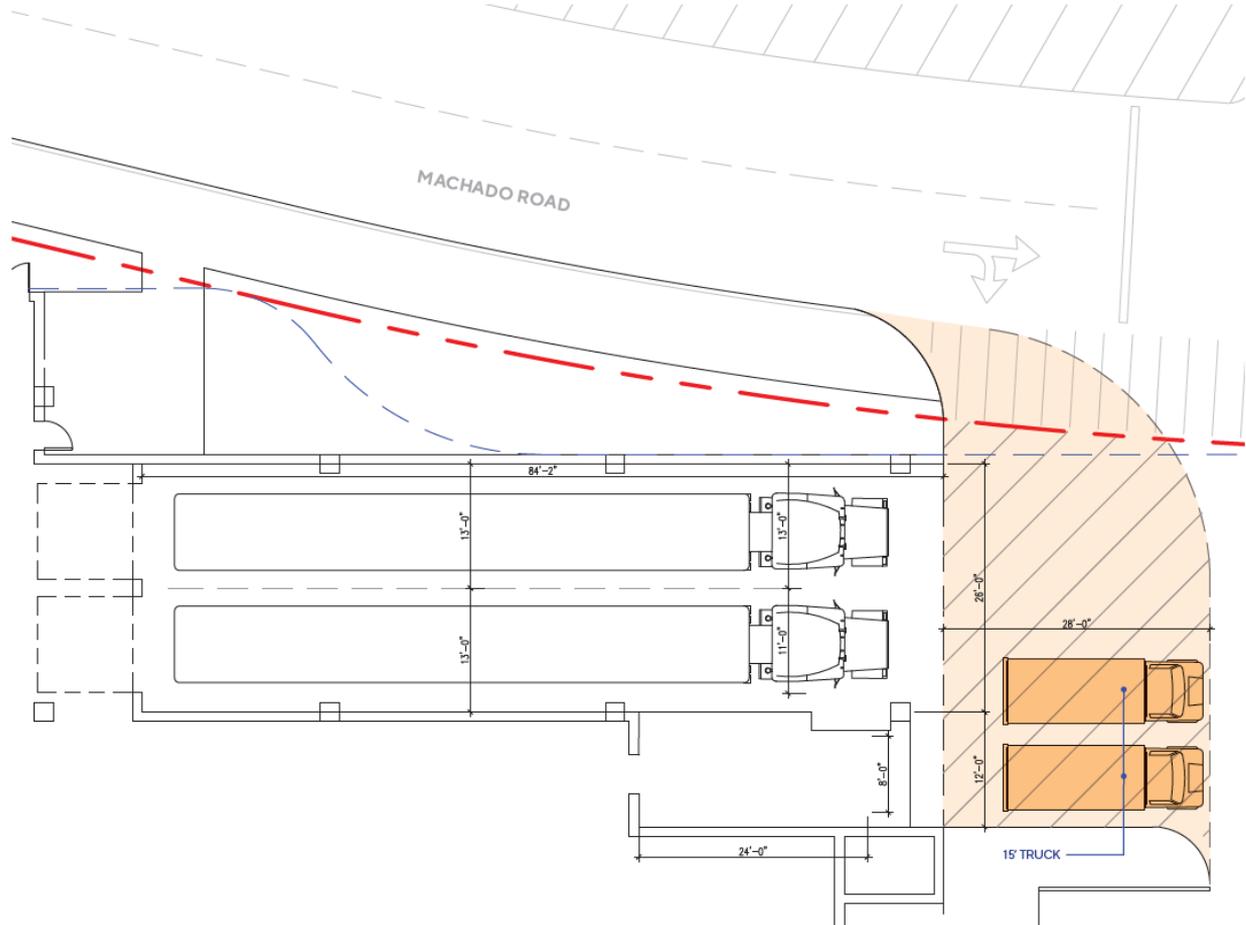
- 9' Cargo Van (9'-6" x 5'-7")
- 10' Truck (9'-11" x 6'-4")
- 15' Truck (21'-11" x 7'-8")
- 17' Truck (23'-11" x 7'-8")

Acceptable standard delivery trucks include the following:

- FedEx
- UPS
- USPS
- DHL



Figure F3 – Machado Loading Zone



**LOCATION C**

This designated location is a 112'-2" x 38'-0" space with at least 16'-0" of clearance height. It is located inside the project's ground-level parking area and will be used primarily for short duration market and retail uses deliveries. Trucks will enter and exit this location from the eastbound side of Machado Road during permitted hours.

Trucks will enter from Machado Road and back up within the Project Site into the loading spaces.

Acceptable standard delivery trucks include the following:

- FedEx
- UPS
- USPS
- DHL



Figure G – Truck Entry Movement

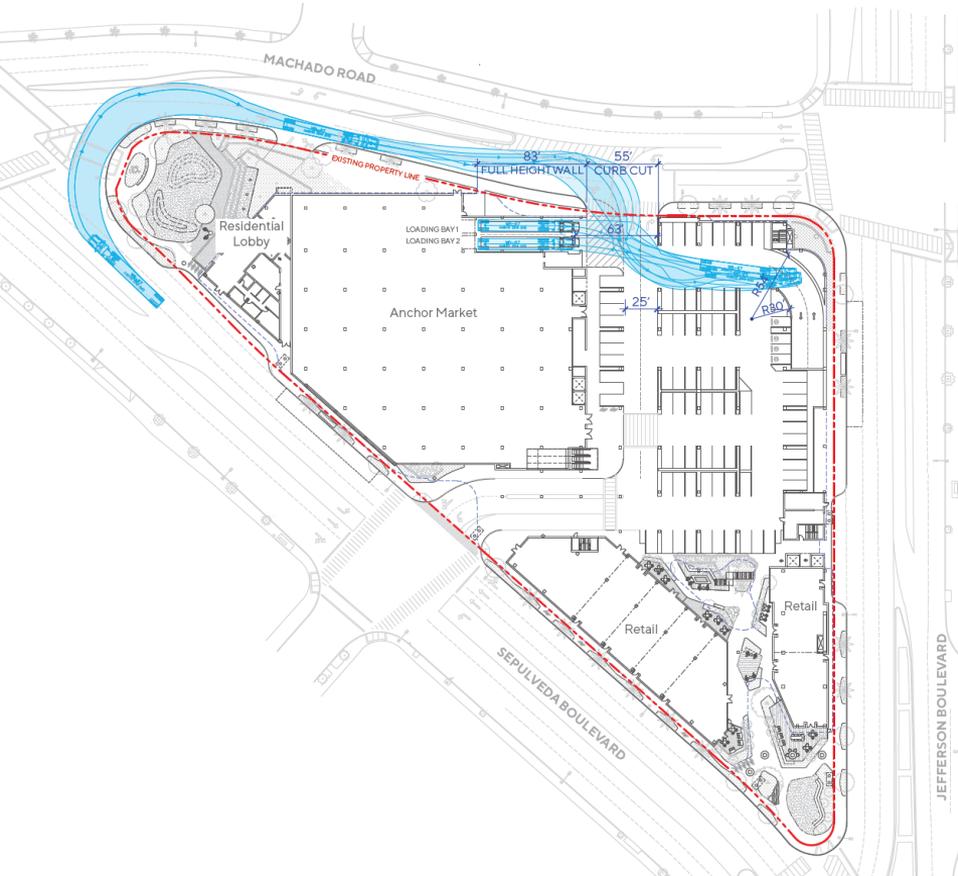
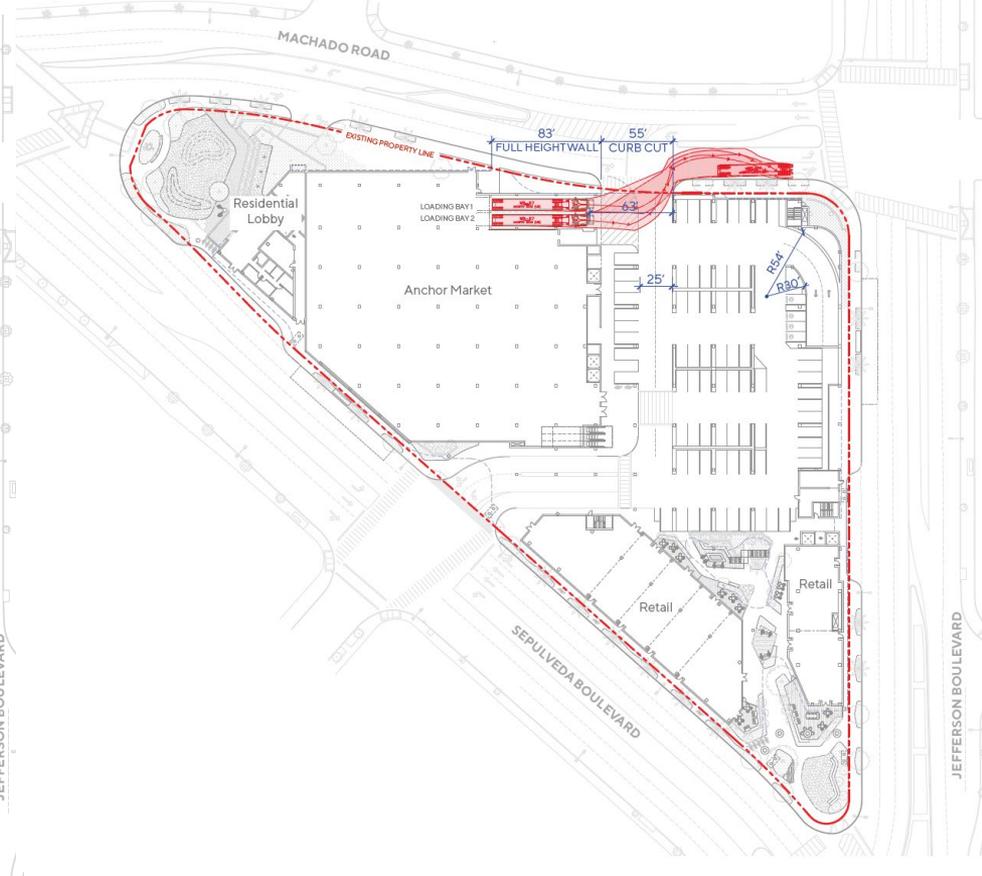


Figure H – Truck Exit Movement



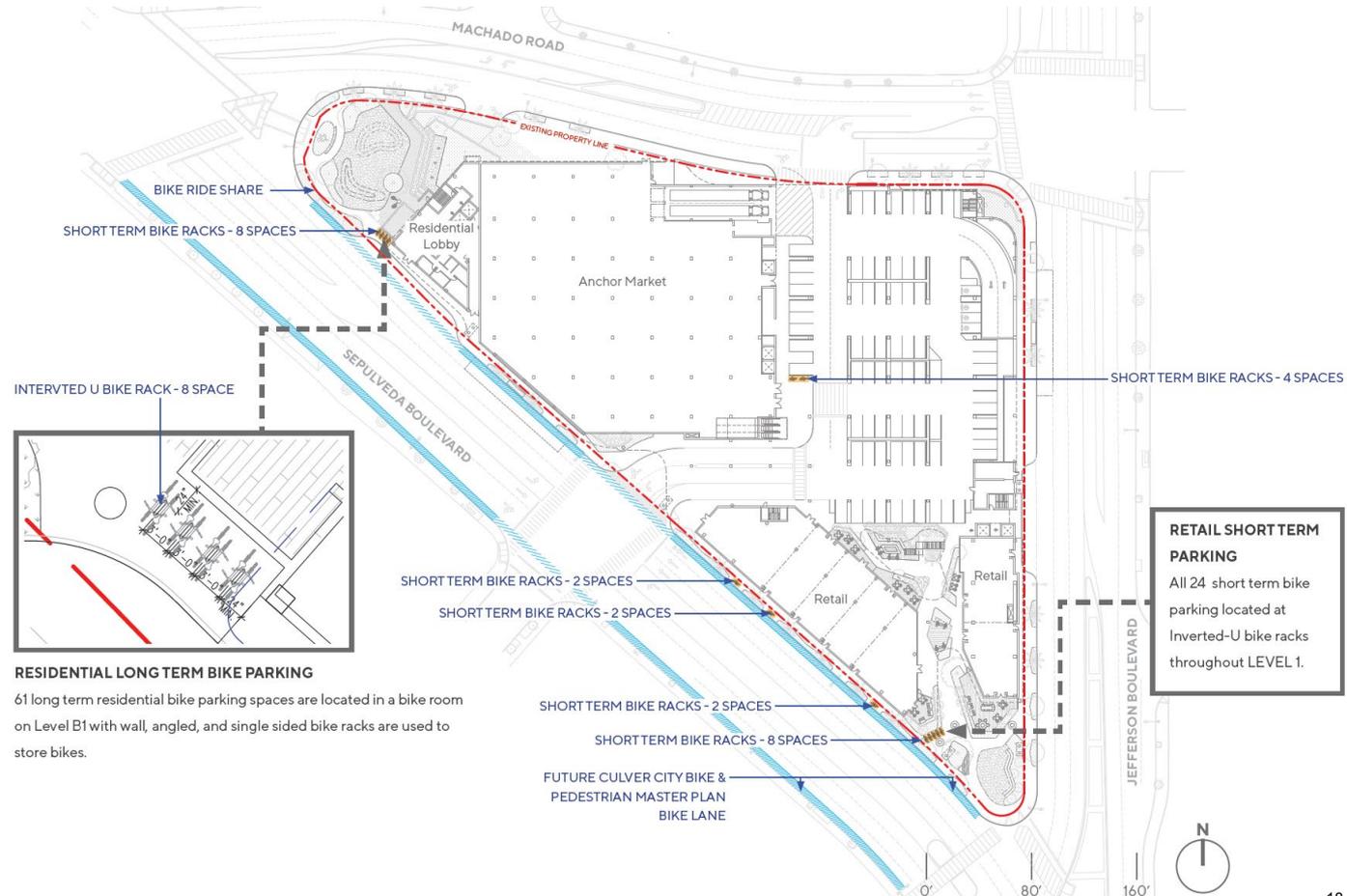
### 2.3.2.6 Bicycle Parking

Bicyclists will access the Project Site from all three Project frontages. The Project will provide 97 bicycle parking spaces, 26 for short-term use and 71 for long-term use. Long-term spaces are provided in a secure enclosure with bike racks, located in the subterranean parking area of the building. Proposed locations for bike parking are shown on **Figure P-1 – Ground Level Bike Parking** and **Figure P-2 – Subterranean Level Bike Parking**.

Short-term bicycle spaces will be provided by bike racks on grade. “Inverted-U” Bike racks (or similar as approved by Culver City) are distributed throughout the grade-level of the project to accommodate 26 short-term bike spaces.

The Project Site will serve as a mobility hub that encourages and facilitates bicycle ridership in the local community. If the City of Culver City reaches an agreement with Metro Bike Share, Jump Bike, or similar bikeshare programs, this Project will serve as a bikeshare station or parking location for the local community. The proposed location for the bikeshare station is on Machado and Sepulveda Boulevard as a part of the 1/3-acre park site, but final location and size will be subject to review and approval from the Culver City Public Works department.

**Figure I – Bicycle Parking Locations**



**RESIDENTIAL LONG TERM BIKE PARKING**

61 long term residential bike parking spaces are located in a bike room on Level B1 with wall, angled, and single sided bike racks are used to store bikes.

Figure J – Long Term Bike Parking Locations + Dimensions

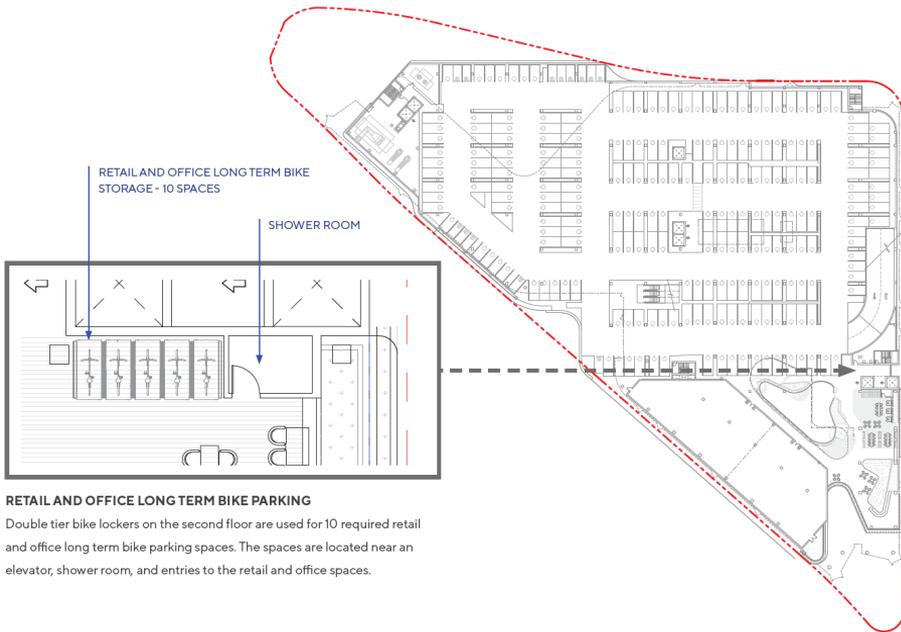
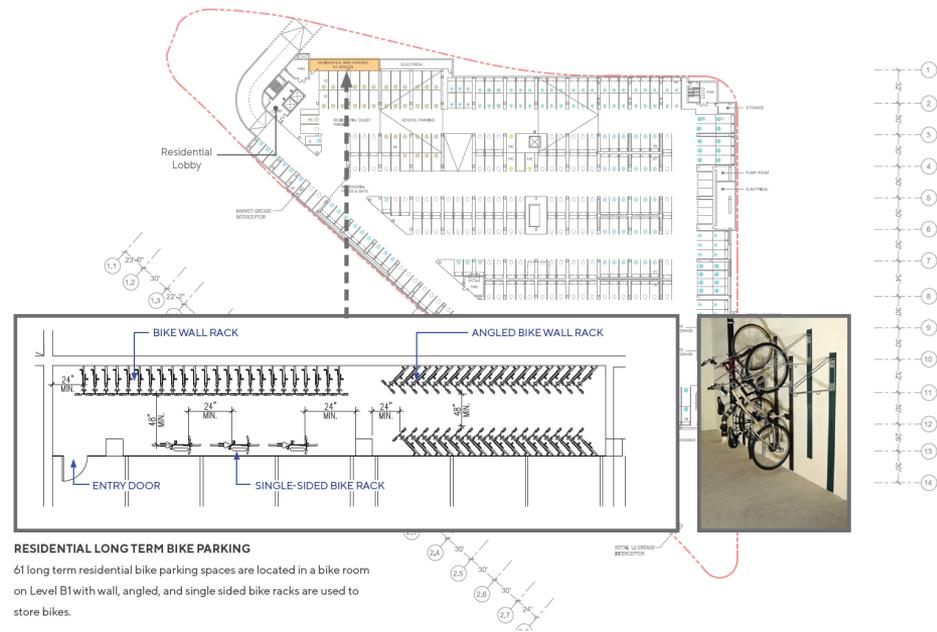


Figure K – Long Term Bike Parking Locations + Samples



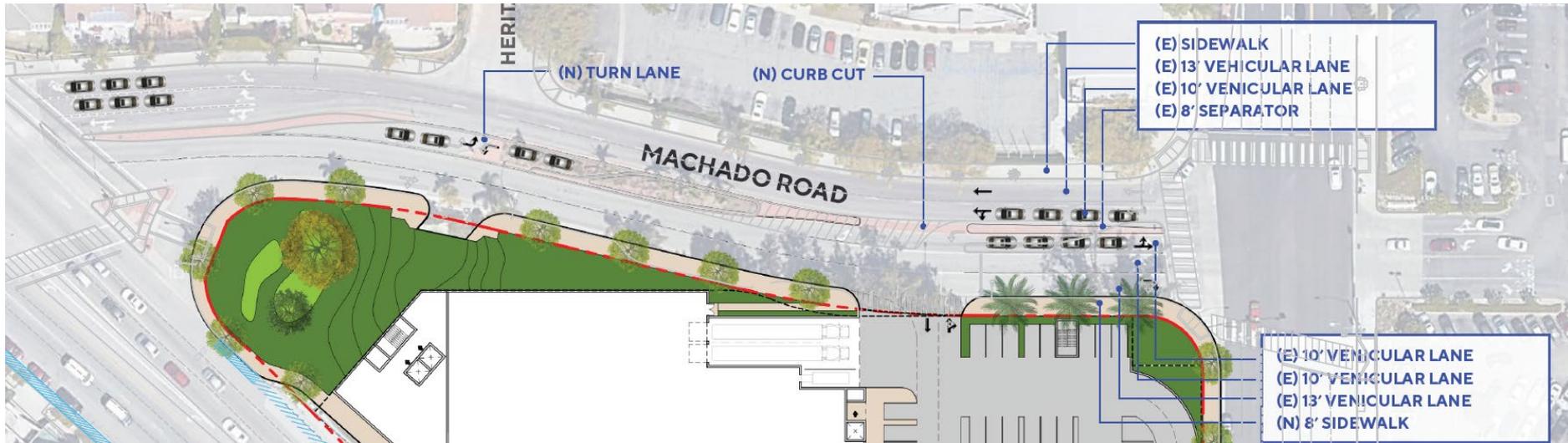
### 2.3.2.7 Machado Road Improvements

Machado Road currently includes an eight-foot wide sidewalk along the south side, two eastbound vehicle through lanes which expand to three lanes at the intersection with Jefferson Boulevard to accommodate turn pockets (10 feet, 10 feet, and 13 feet wide), an eight-foot wide landscaped median, two westbound vehicle through lanes that transition into three lanes at the intersection with Sepulveda Boulevard to accommodate turn pockets (10 feet, 10 feet, and 13 feet wide), and another sidewalk along the north side. The Project shall provide a new 8-foot-wide sidewalk, curb, and street trees on the southern edge of Machado Road from Sepulveda to Jefferson Boulevard.

At the proposed residential driveway on Machado Road, the Project shall eliminate portions of the existing median to allow for turn lanes for eastbound and westbound left turns into Heritage Park and the Project Site, respectively. A channelizing island shall be installed to prevent southbound through movements from Heritage Place into the residential driveway as well as southbound left-turn movements.

At the proposed commercial driveway on Machado Road, the Project shall eliminate portions of the existing median to allow for a westbound left-turn lane into the Project Site. Vehicles exiting the Project Site will not be allowed to make left turns on westbound Machado Road. This will result in the removal of the existing eastbound left-turn lane at the Machado Road and Jefferson Boulevard intersection. The left-side through lane on Machado Road shall then be converted to an eastbound left-turn lane and the right-side through lane will be converted to an eastbound shared through/right-turn lane as the roadway approaches Jefferson Boulevard.

Figure L – Machado Road Improvements



### 2.2.2.8 Project Access

Figure M – Site Access Points

#### B – Machado Road Residential Entrance

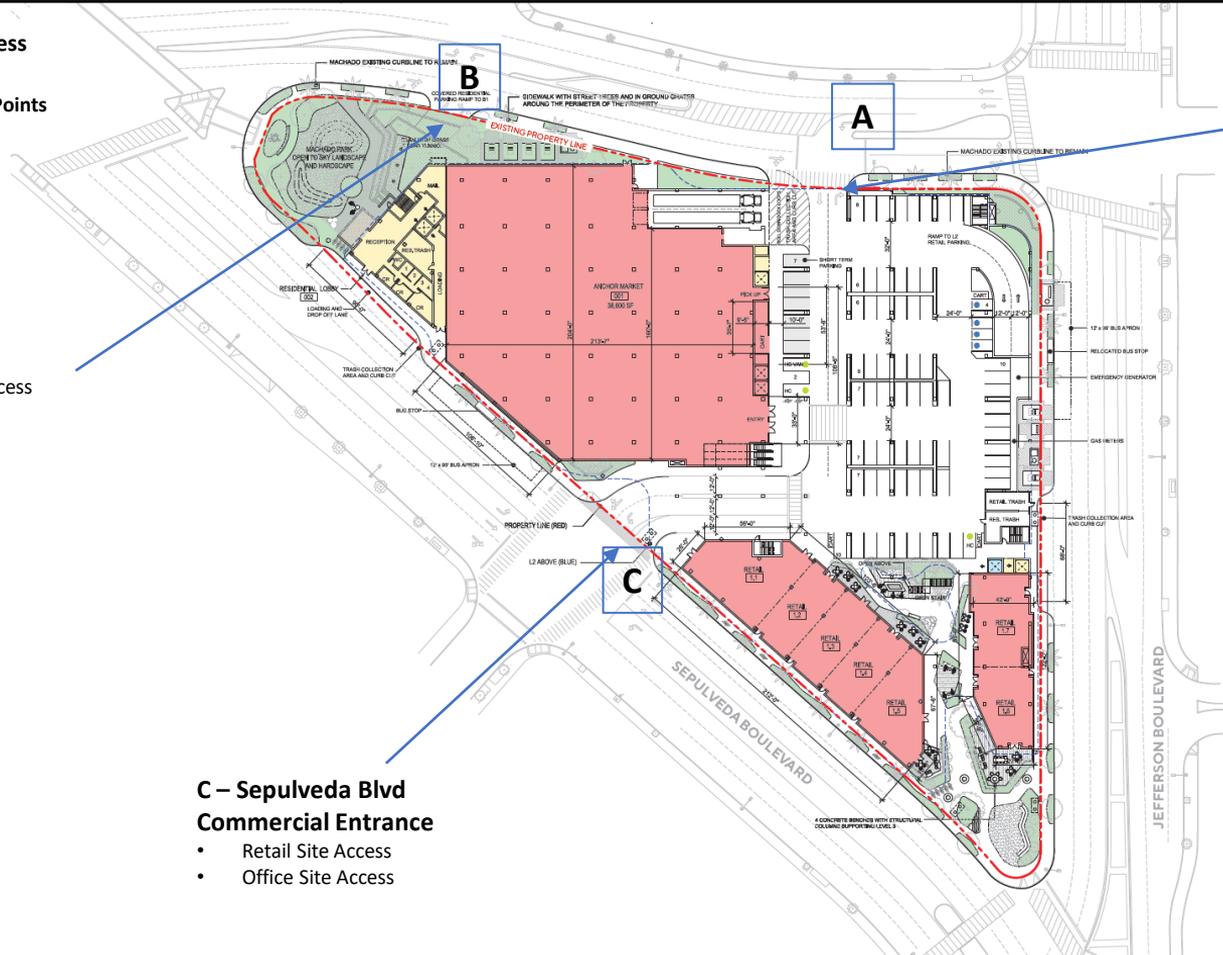
- Residential Site Access
- ECF Parking Access

#### A – Machado Road Commercial Entrance

- Retail Site Access
- Office Site Access

#### C – Sepulveda Blvd Commercial Entrance

- Retail Site Access
- Office Site Access



### 2.3.2.9 Circulation & Connectivity

The Project Site is oriented so that visitors and residents can walk through and around the Project Site with multiple access points and community connections to the development. New eight-foot-wide sidewalks shall be installed on Sepulveda and Jefferson Boulevards, as well as on Machado Road. The ground-floor retail uses at the corner of Sepulveda Boulevard and Jefferson Boulevard, along with the, grocery store shall serve as pedestrian points of interest on the Project Site.

The Paseo Courtyard, located between the retail uses at Sepulveda Boulevard and Jefferson Boulevard, shall provide open space for people to gather and access the retail. Access to the residential lobby will be provided through the Machado Park along Machado Road. Pedestrians will also be able to access the grocery store easily from Sepulveda Boulevard or from Machado Road. Pedestrians shall also be able to access the grocery store from the Paseo Courtyard by walking past the other retail uses.

The Project includes a proposed traffic signal and pedestrian crosswalk at the intersection of Janisann Avenue and Sepulveda Boulevard which will enhance and make more efficient vehicular and pedestrian circulation and safety and serve Temple Akiba, Studio Village Townhouses, and the Sunkist Park neighborhood.

Figure N – Bus Stop Circulation

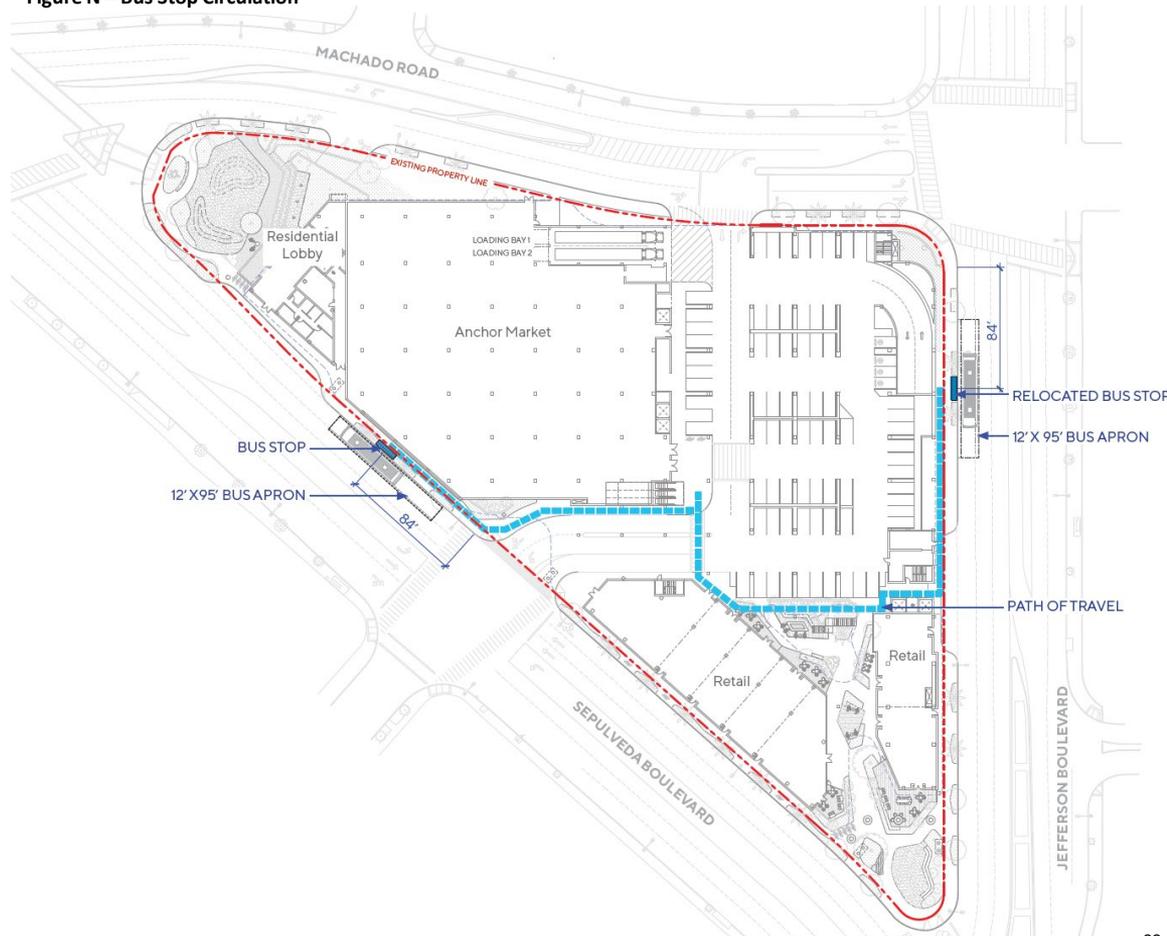
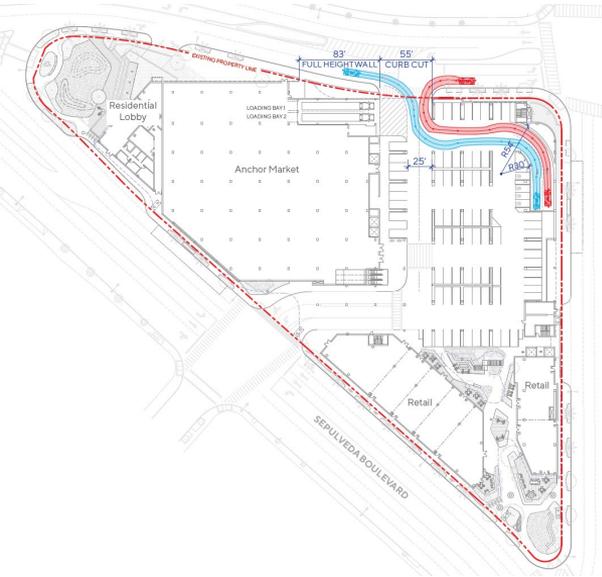


Figure O – Commercial Vehicle Turning Template 1



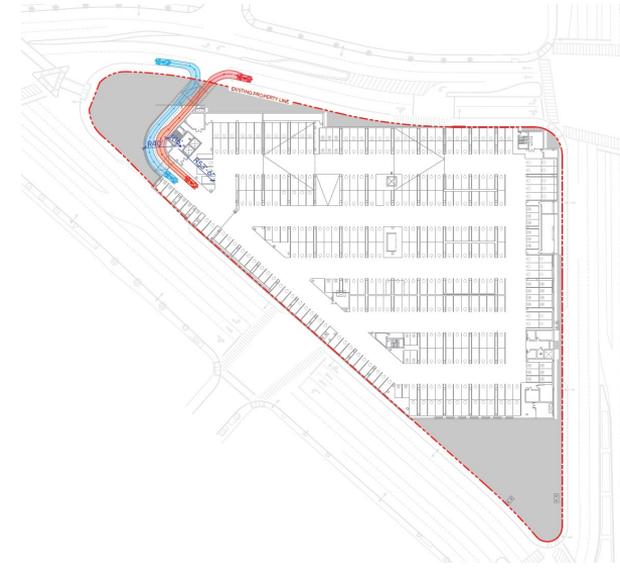
Ramp Grade – 10%

Figure P – Commercial Vehicle Turning Template 2



Ramp Grade – 10%

Figure Q – Residential Vehicle Turning Template



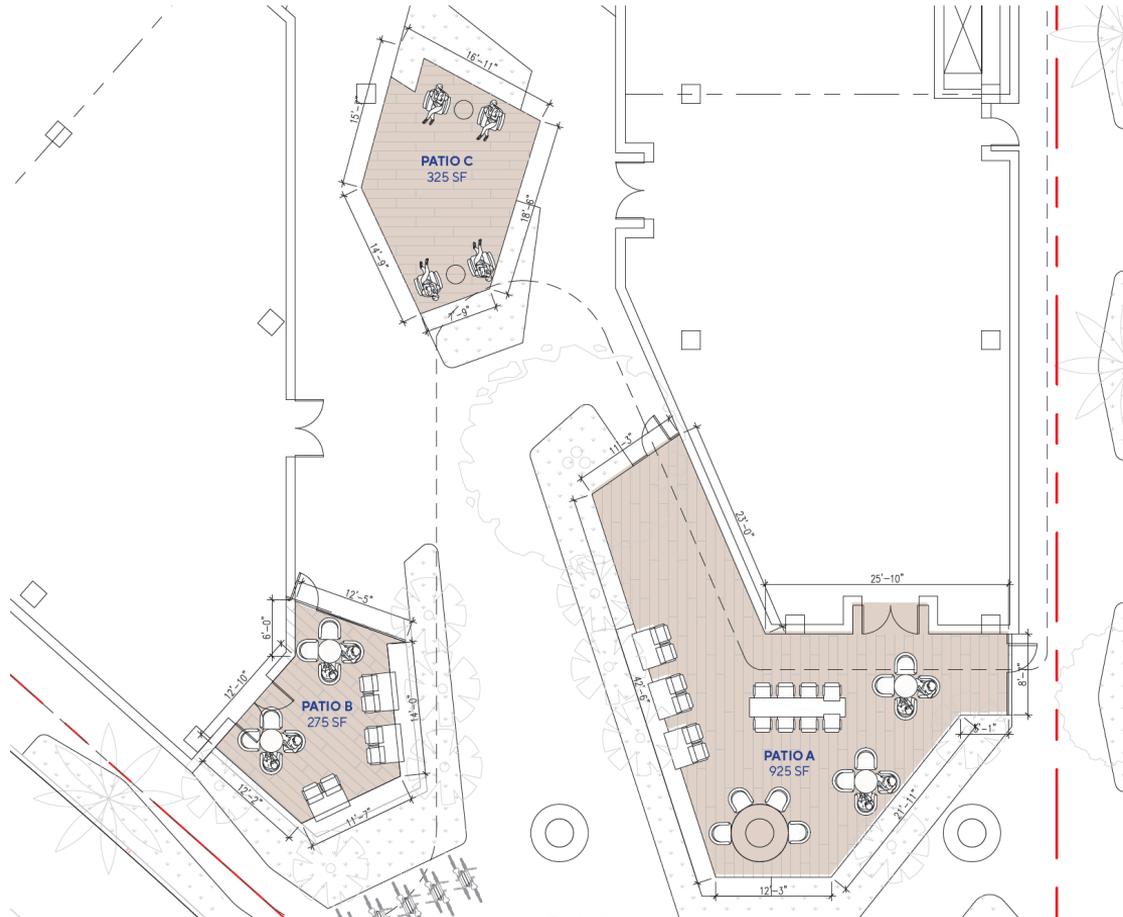
Ramp Grade – 14%

## 2.4 Outdoor Dining

The Project will comply with Culver City outdoor dining standards as follows.

- a. An unobstructed minimum 4-foot-wide clear pedestrian pathway shall be maintained at all times between the outside boundary of any outdoor dining areas and any obstruction.
- b. The design of furniture, barriers, and equipment to be used within any outdoor dining area shall be high quality and harmonious and compatible with the overall architecture of the project, as well as any site furniture provided.
- c. Inclement weather enclosures shall be allowed provided the enclosure is constructed with clear materials that can be stored unobtrusively within the interior of the tenant space or within the project.
- d. Umbrellas shall have a minimum vertical clearance of 6 feet and 8 inches and shall not exceed a maximum height of 13 feet.
- e. Portable heaters and/or fixed heaters are subject to prior Landlord approval and shall be of uniform design. They shall not project beyond the limit of the outdoor dining area and shall require written approval of the City of Culver City Fire Marshall prior to placement.
- f. Establishments that serve alcoholic beverages in the outdoor dining area shall provide a physical barrier that meets the requirements of this document. Barriers may include a variety of types including but not limited to wood panels, planters and flowerpots, and railing systems. There is no requirement for transparency.
- g. All outdoor dining areas shall be accessible to the disabled in accordance with ADA standards
- h. Outdoor dining areas shall be operated in a manner that meets all requirements of the Los Angeles County Health Department.
- i. Restaurant management shall keep the outdoor dining area clear of litter, food scraps, and soiled dishes at all times. Trash receptacles shall be provided in the outdoor dining areas used for consuming take out items.
- j. Patios and outdoor seating may be shared by multiple businesses.
- k. New outdoor dining and existing outdoor dining to be modified shall require conformance review by the Current Planning Division. Conformance review shall include plans that provide furniture, landscaping, materials, barriers, lighting, heating components, umbrellas, and equipment.

Figure R1 – Tenant Patio Areas



**TENANT PATIO A**

This patio is adjacent to the retail building along Jefferson Boulevard with direct access to the building's southern tenant. The patio is enclosed by raised planters and railings. Two egress gates allow access out of the patio.

**TENANT PATIO B**

This patio is adjacent to the retail building along Sepulveda Boulevard with direct access to tenant located at the building's eastern edge. The patio is enclosed by planters and railings. An egress gate on the northern side allow access out of the patio.

**COMMON PATIO C**

This patio is located at the center of the courtyard and is open seating without a perimeter enclosure.

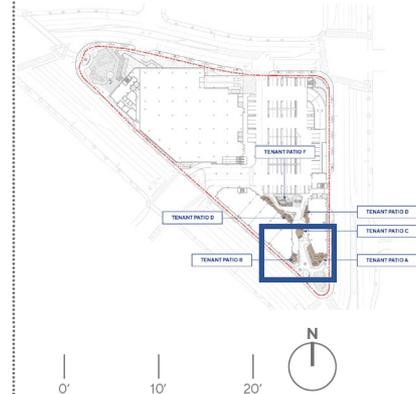


Figure R2 – Tenant Patio Areas



**TENANT PATIO D**

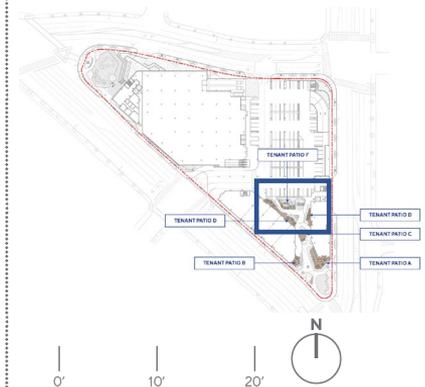
This patio is adjacent to the retail building along Jefferson Boulevard with direct access to the building's southern tenant. The patio is enclosed by raised planters and railings. Two egress gates allow access out of the patio.

**TENANT PATIO E**

This patio is adjacent to the retail building along Sepulveda Boulevard with direct access to the northern side of three tenants. The patio is enclosed by planters and railings. Egress gates allow access out of the patio.

**COMMON PATIO F**

This patio is located on the northern end of the courtyard between the two retail buildings. It is open on three sides for casual access in and out of the patio.



## 2.5 Trash & Recycling

Solid waste, recyclable waste material, and organic waste handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste, recyclable waste material, and organic waste handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.

The City of Culver City shall provide waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC § 5.01.010 – Municipal Service Exclusive.

### 2.5.1 Trash

Multiple dedicated trash collection areas and separate trash enclosures will be provided for the residential and nonresidential uses. Trash pick-up points are proposed on Jefferson, Machado, and Sepulveda. The curb cut along Jefferson will be painted red. Trash for the retail component, not including the grocer, will be collected in the highlighted area shown in the ground-level parking plan. Residential trash will be collected on the west side of the project along Sepulveda, outside of the residential leasing lobby. Grocery trash will be collected along Machado Road adjacent to the store's loading dock. Site refuse collection frequency shall be reviewed and determined by the Environmental Programs and Operations (EPO) division of the Culver City Public Works Department.

Each retail tenant will be responsible for interior trash collection and disposal. Dumpsters will be provided on the ground level for the retail and restaurant uses. The office component trash collection may be managed by the property manager or may be the responsibility of the individual office tenants.

Trash chutes will be provided for the residential occupants, and the trash will be collected on Level One. Separate chutes will be provided for trash and recycling functions. Trash will then be brought by building management to specific points for pick up by Culver City EPO.

The City of Culver City shall provide waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC § 5.01.010 – Municipal Service Exclusive.

### 3.5.2 Recycling

Multiple dedicated trash collection areas and separate trash enclosures will be provided for the residential and nonresidential uses. Organic waste recycling services will be mandated of all tenants generating four (4) cubic yards of organic waste or more per week. Recyclables (i.e. cardboard, plastics, and aluminum) as well as organic waste will be collected and stored separately. Dedicated recycling and organic waste bins will be provided. Site refuse collection frequency shall be reviewed and determined by the EPO division of the Culver City Public Works Department.

Each retail tenant will be responsible for interior recycling collection and disposal. Recycling containers will be provided on the ground level for the retail and restaurant uses. The office component recycling collection may be managed by the property manager or may be the responsibility of the individual office tenants.

Recycling chutes will be provided for the residential occupants, and the recycling will be collected on Level One. Separate chutes will be provided for trash and recycling functions. Recycling will then be brought by building management to specific points for pick up by Culver City EPO.

A winch will be provided and coordinated with the specifications of the compactor self-contained 30 cubic yard container and hauler truck.

Figure S – Trash & Recycling Pick-up Areas

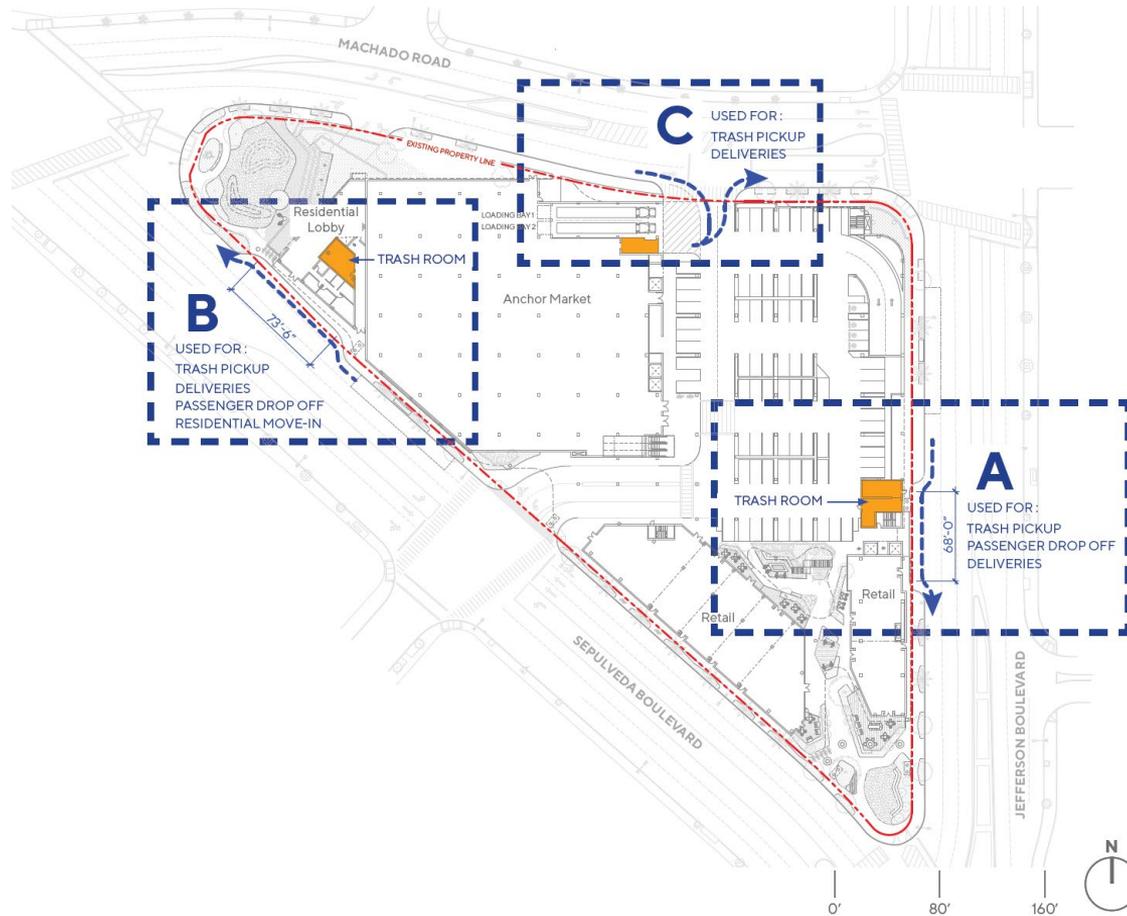
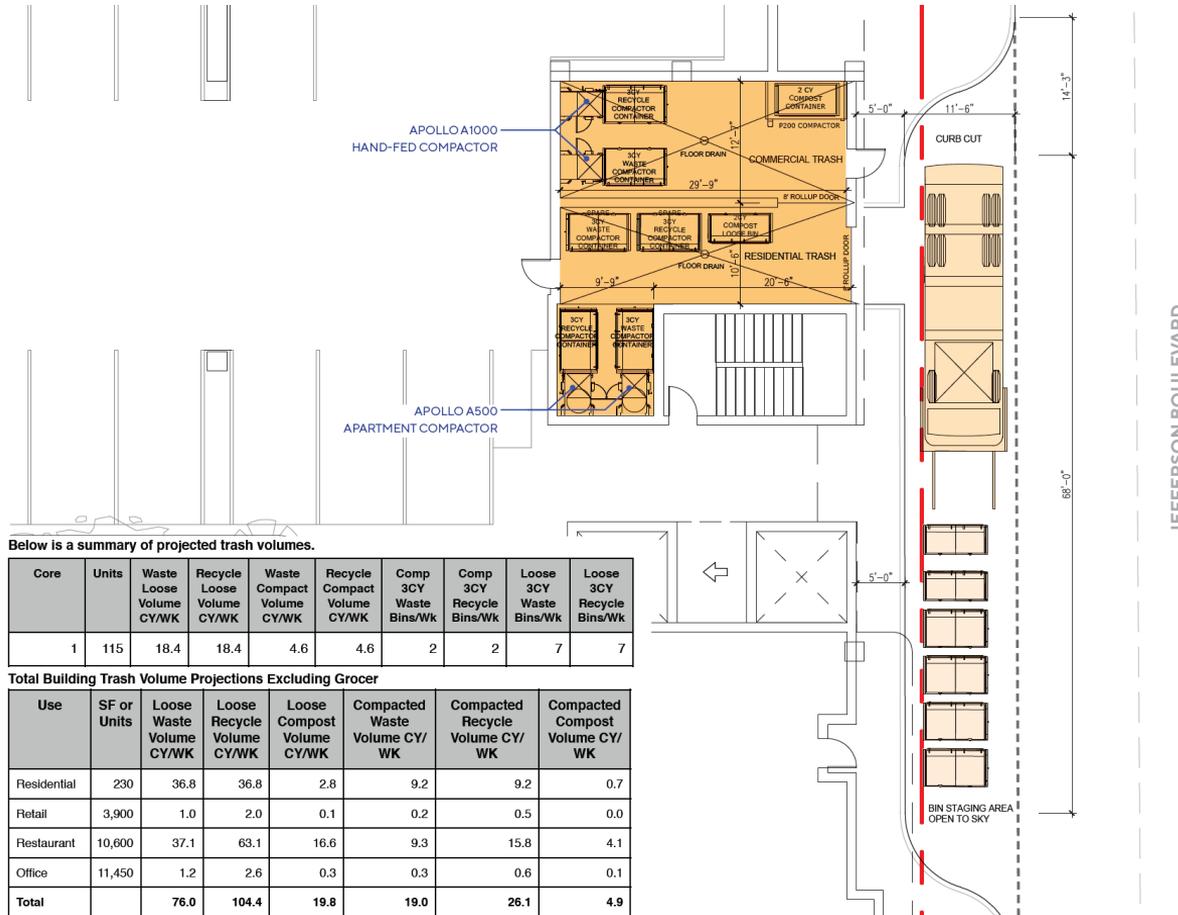


Figure S1 – Jefferson Pick-up Area



Below is a summary of projected trash volumes.

Core	Units	Waste Loose Volume CY/WK	Recycle Loose Volume CY/WK	Waste Compact Volume CY/WK	Recycle Compact Volume CY/WK	Comp 3CY Waste Bins/Wk	Comp 3CY Recycle Bins/Wk	Loose 3CY Waste Bins/Wk	Loose 3CY Recycle Bins/Wk
1	115	18.4	18.4	4.6	4.6	2	2	7	7

Total Building Trash Volume Projections Excluding Grocer

Use	SF or Units	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Loose Compost Volume CY/WK	Compacted Waste Volume CY/WK	Compacted Recycle Volume CY/WK	Compacted Compost Volume CY/WK
Residential	230	36.8	36.8	2.8	9.2	9.2	0.7
Retail	3,900	1.0	2.0	0.1	0.2	0.5	0.0
Restaurant	10,600	37.1	63.1	16.6	9.3	15.8	4.1
Office	11,450	1.2	2.6	0.3	0.3	0.6	0.1
<b>Total</b>		<b>76.0</b>	<b>104.4</b>	<b>19.8</b>	<b>19.0</b>	<b>26.1</b>	<b>4.9</b>

**LOCATION A**

This designated location is a 68' x 11'-6" curb cut along the southbound side of Jefferson Boulevard. It is open to the sky and will be used for residential, office, and retail trash collection at designated times.

A nearby trash room will store trash, compost, and recyclables out of public sight. Compactors in this room will be used to reduce the frequency of trash collection. The staging area on Jefferson Blvd. shall be painted red.

The following metrics were used to project residential waste and recycling levels per week/unit:

Residential Waste: 0.16 Cubic Yard (32 gallon)  
NOTE: This is the equivalent of almost 3 large kitchen garbage cans per unit week (~2.5 - 13 gallon bags).

Residential Recycling: 0.16 Cubic Yard (32 gallon)  
NOTE: This is the equivalent of almost 3 large kitchen garbage cans per unit week (~2.5 - 13 gallon bags).

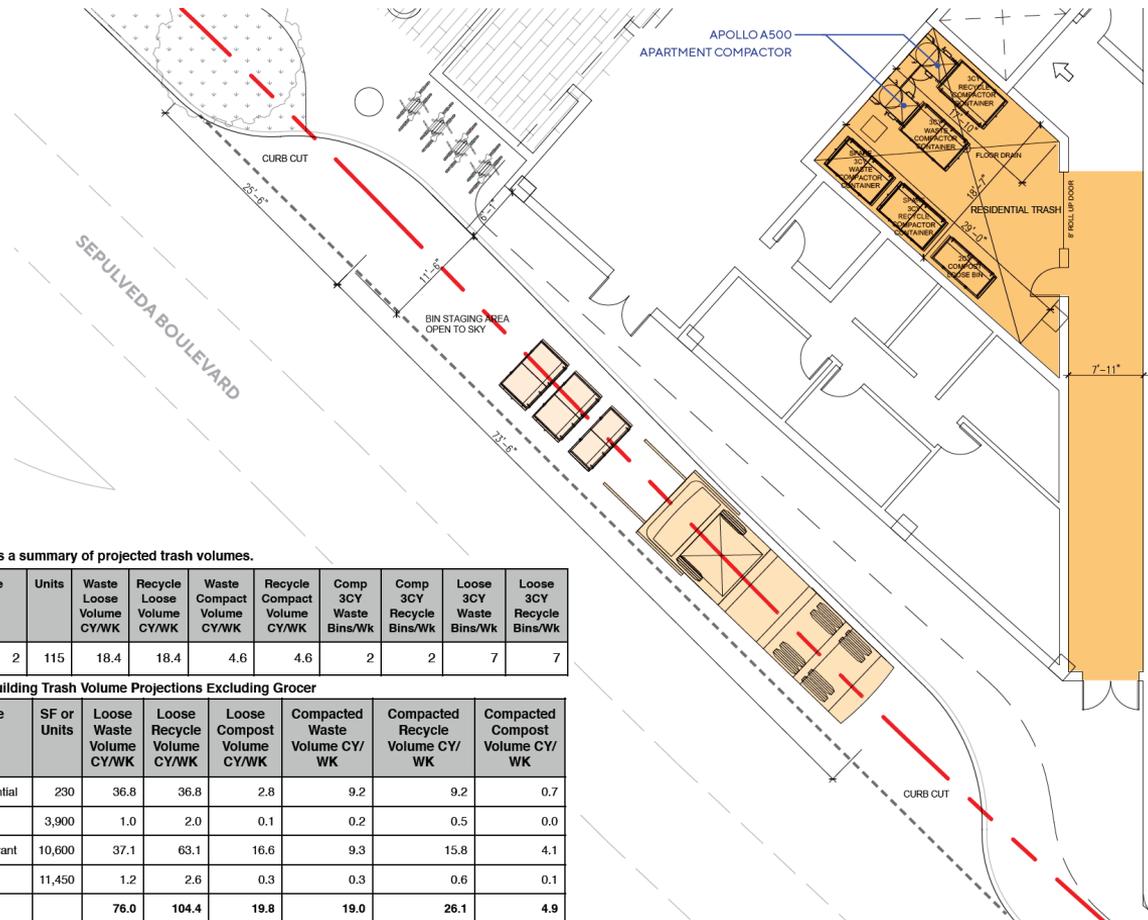
Residential Compost: 0.012 Cubic Yard (2.4 gallon)  
NOTE: This is the equivalent of 1 kitchen compost pail per unit week (~1 - 2.4 gallon pail).

COMMERCIAL TRASH ROOM PROJECTED TRASH COLLECTION SCHEDULE / WK	
SERVICE	FREQUENCY
3CY WASTE COMPACTOR	4 TIMES / WEEK
3CY RECYCLE COMPACTOR	6 TIMES / WEEK
2CY COMPOST COMPACTOR	3 TIMES / WEEK

RESIDENTIAL TRASH ROOM PROJECTED TRASH COLLECTION SCHEDULE / WK	
SERVICE	FREQUENCY
3CY WASTE COMPACTOR	4 TIMES / WEEK
3CY RECYCLE COMPACTOR	4 TIMES / WEEK
2CY COMPOST LOOSE BIN	3 TIME / WEEK



Figure S2 – Sepulveda Pick-up Area



**LOCATION B**

This designated location is a 73'-6 x 11-6" curb cut along Sepulveda Boulevard. It is open to the sky and will be used primarily for short duration residential trash collection. Trucks will enter and exit from the westbound side of Sepulveda Boulevard during designated hours. A nearby trash room will keep trash, compost, and recyclables in their proper streams while keeping these materials and their containers out of public sight. Residential chutes will empty into compactors to reduce the frequency of trash collection.

The following metrics were used to project residential waste and recycling levels per week/unit:

Residential Waste: 0.16 Cubic Yard (32 gallon)

NOTE: This is the equivalent of almost 3 large kitchen garbage cans per unit week (~2.5 - 13 gallon bags).

Residential Recycling: 0.16 Cubic Yard (32 gallon)

NOTE: This is the equivalent of almost 3 large kitchen garbage cans per unit week (~2.5 - 13 gallon bags).

Residential Compost: 0.012 Cubic Yard (2.4 gallon)

NOTE: This is the equivalent of 1 kitchen compost pail per unit week (~1 - 2.4 gallon pail).

Below is a summary of projected trash volumes.

Core	Units	Waste Loose Volume CY/WK	Recycle Loose Volume CY/WK	Waste Compact Volume CY/WK	Recycle Compact Volume CY/WK	Comp 3CY Waste Bins/Wk	Comp 3CY Recycle Bins/Wk	Loose 3CY Waste Bins/Wk	Loose 3CY Recycle Bins/Wk
2	115	18.4	18.4	4.6	4.6	2	2	7	7

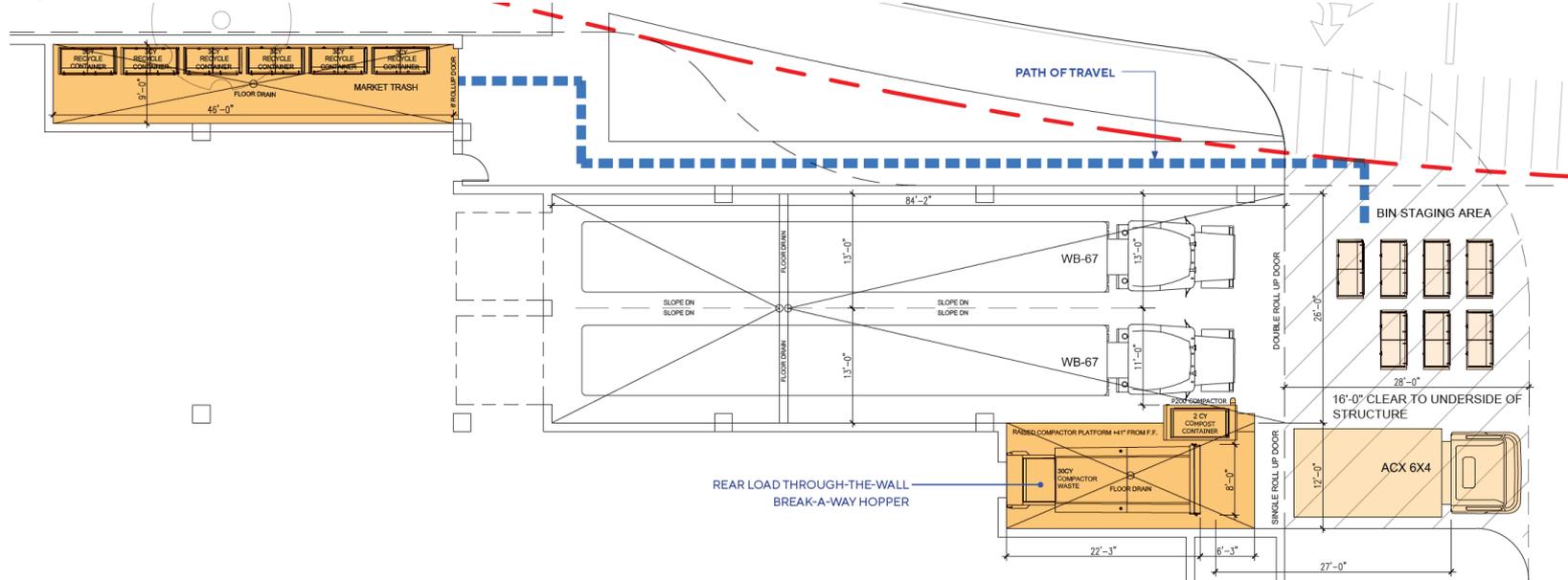
Total Building Trash Volume Projections Excluding Grocer

Use	SF or Units	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Loose Compost Volume CY/WK	Compacted Waste Volume CY/WK	Compacted Recycle Volume CY/WK	Compacted Compost Volume CY/WK
Residential	230	36.8	36.8	2.8	9.2	9.2	0.7
Retail	3,900	1.0	2.0	0.1	0.2	0.5	0.0
Restaurant	10,600	37.1	63.1	16.6	9.3	15.8	4.1
Office	11,450	1.2	2.6	0.3	0.3	0.6	0.1
<b>Total</b>		<b>76.0</b>	<b>104.4</b>	<b>19.8</b>	<b>19.0</b>	<b>26.1</b>	<b>4.9</b>

RESIDENTIAL TRASH ROOM PROJECTED TRASH COLLECTION SCHEDULE / WK	
SERVICE	FREQUENCY
3CY WASTE COMPACTOR	4 TIMES / WEEK
3CY RECYCLE COMPACTOR	4 TIMES / WEEK
2CY COMPOST LOOSE BIN	3 TIME / WEEK



Figure S3 – Machado Pick-up Area



Total Building Trash Volume Projections Including Grocer

Use	SF or Units	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Loose Compost Volume CY/WK	Compacted Waste Volume CY/ WK	Compacted Recycle Volume CY/ WK	Compacted Compost Volume CY/ WK
Residential	230	36.8	36.8	2.8	9.2	9.2	0.7
Grocery	38,600	39.4	41.0	19.7	9.8	10.3	4.9
Retail	3,900	1.0	2.0	0.1	0.2	0.5	0.0
Restaurant	10,600	37.1	63.1	16.6	9.3	15.8	4.1
Office	11,450	1.2	2.6	0.3	0.3	0.6	0.1
<b>Total</b>		<b>115.4</b>	<b>145.5</b>	<b>39.5</b>	<b>28.9</b>	<b>36.4</b>	<b>9.9</b>

Grocery projections assume all grocery cardboard is diverted by grocer.

MARKET LOADING DOCK PROJECTED TRASH COLLECTION SCHEDULE / WK	
SERVICE	FREQUENCY
30CY WASTE COMPACTOR	1 TIMES / WEEK
3CY RECYCLE LOOSE BIN	3 TIMES / WEEK
2CY COMPOST COMPACTOR	3 TIME / WEEK

Size	Type
30 CY Compactor	SC-T2-34
2 CY Compactor	P200
2 CY Compactor	A500
2 CY Compactor	A1000-HF

LOCATION C

This designated location is a 112'- 2" x 38'-0" space with at least 16'-0" of clearance height. It is located inside the project's ground-level parking area and includes a compactor platform raised 40" from the finish floor. It will be used primarily for short duration market trash collection. Trucks will enter and exit from the eastbound side of Machado Road during designated hours.



## 2.6 Master Sign Program

A Master Sign Program in accordance with CCMC § 17.330 – Signs shall be adopted by the City. Tenant and Project signage will be consistent with the architecture and design of the Project. Tenant graphic signage will be distinctive, creative, clear, and precise. Unique signage solutions employed by the Project will include various materials that are encouraged to create a consistent vocabulary as well as an opportunity for retailers and restaurants to create individual identities, and to entice shoppers.

The distinct layout of the site requires a significant amount and variation of internal and external signage to attract patrons and to develop presence along the Sepulveda and Jefferson corridors. While the Project will encourage each tenant and use to develop individualistic and creative signage, the final design of these signs shall be consistent with the colors, heights, locations, materials, feel, and aesthetic of the overall Project, which will be governed by the signage design criteria of the approved Master Signage Program.

Each tenant will have the opportunity for both front and rear signage identities since tenant preferences will ultimately decide whether storefronts will face internally or externally. Signage types that may be included in the Master Signage Program include reverse pan channel halo lot individual dimensional letters, pan channel internally lit with translucent face, or dimensional letters; external illumination with goose-neck fixtures may also be allowed where appropriate and in harmony with the building design and sign concept

Applicable project signage types include but are not limited to canopy signs, wall signs, directional signs, freestanding monument signs, wall signs, blade signs, temporary signs, and window signs. The images to the right are indicative of project freestanding, wall, and blade signage.



## **2.7 Public Art**

The Project shall provide public art in accordance with CCMC § 15.06 – Art in Public Places. Public art may be provided at any location within the Project, including in the Machado/Sepulveda corner park, so long as such art is approved in accordance with City regulations. There may also be opportunities for an art partnership with the Exceptional Children’s Foundation (ECF), to the extent that such partnership is consistent with applicable City regulations.

# 3. Sustainability

### 3. Sustainability

The Project provides the following sustainability features and technologies and incorporates design and operational strategies that respond to key objectives for the site.

- A. Develop a community-oriented retail destination, that draws visitors from the adjacent neighborhoods by focusing the commercial uses on those which serve day-to-day needs of residents. In addition, the permeable site plan allows access to and across the Project Site in a manner that does not currently exist, provides convenient physical connections, and encourages surrounding residents to walk or bike to the Project Site.
- B. Promote the use of bus, bicycle, ride share, and other public transportation options by incorporating extensive walkways and open space, along with bus stops, ride share loading and drop-off, a mobility hub, and bicycle amenities into the development. Also, the infill location of the Project Site will encourage alternative forms of transportation.
- C. Create a sustainable project measured through an internationally recognized tool, LEED. The following sustainable features will be incorporated into the Project:
  - Storm water collection and discharge in compliance with the City's storm water ordinance and low-impact development standards;
  - Drought tolerant and water efficient landscaping;
  - 132 EV capable parking spaces, 66 of which will be EV-ready and 66 of which would have full EV chargers and stations;
  - TDM programs;
  - Low-VOC content materials, paints, and coatings;
  - On-site recycling collection facilities;
  - 71 long-term and 26 short-term bicycle spaces;
  - Energy Star rated appliances;
  - 1kW of Solar Photovoltaic Generation per 10,000 SF of new development;
  - Culver City Green Building Program's Design to the Equivalent Standards of LEED Certification requirement; and
  - California Green Building Code's mandatory requirements.
- D. Achieve a pedestrian-oriented, walkable streetscape that focuses on outdoor dining options, public open space and interactive community gathering spaces. The Project incorporates a total of approximately 66,360 square feet of public and private outdoor open spaces, landscaping, patios, and amenity spaces. Of this total, approximately 24,000 square feet is dedicated to private residential uses, 13,560 square feet is dedicated to patios, and 28,800 square feet is open to the public. Connectivity among the local communities is greatly enhanced by the Project. The publicly accessible open space areas in the Project create new centralized gathering spaces for Heritage Park, Sunkist Park, Blanco Park, and Lindberg Park.

## 4. Mobility & Connectivity

#### 4 Transportation Demand Management Program

The Project incorporates a TDM plan with multiple mobility features, including short- and long-term bicycle parking, a designated drop-off area for ride share, a designated area for food (grocery and restaurant) loading, streetscape and pedestrian improvements, new street lights and crosswalks and improved bus stops.

Compliance with regulatory requirements and site design elements that will enhance the use of walking, biking, and public transit as alternatives to the automobile is built into the proposed design for The Project. Site design includes implementation of pedestrian network improvements throughout and around the Project Site including sidewalk improvements on all Project frontages, internally linking all uses within the Project Site, and connecting the Project Site to the surrounding public pedestrian network.

The following measures shall be incorporated into the TDM Program.

- Commute Marketing Program – This strategy involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices. At a minimum, this strategy includes passive educational and promotional materials and a person to field questions and manage regular updates of transportation materials.
- Off-Street Parking Pricing – This strategy implements parking pricing for off-street parking spaces for office employees within the Project Site. Off-street parking refers to parking in the Project Site garages. It is anticipated that off street parking will be between \$50 and \$100 per month for non-reserved spaces.
- Carshare parking – This strategy involves saving two to three parking spaces for carshare vehicles within either the commercial or residential parking areas.
- Access to Public Transportation -- The Culver City Bus has multiple bus routes that travel along the Project Site frontages, including Line 4, which travels north/south along Jefferson Boulevard and provides service to the Los Angeles County Metropolitan Transportation Authority (Metro) E-Line (Expo) Light Rail at the La Cienega/Jefferson Station; Line 6, which travels north/south along Sepulveda Boulevard from UCLA to the Metro C-Line (Green) Aviation Station; and Rapid 6, which travels north/south along Sepulveda Boulevard and provides service to the Metro E-Line (Expo) Light Rail at Expo/Sepulveda Station.



- Relocated Bus Stops -- A proposed relocation of the bus stop for Culver City Bus Line 6 is included in the Project at Sepulveda Boulevard. The northbound bus stop would shift approximately 100 to 200 feet south from its current location at the intersection of Machado Road and Sepulveda Boulevard, to just north of the newly signalized intersection of Janisann Avenue and Sepulveda Boulevard.  
  
Additionally, the Project includes the proposed relocation of the bus stop for Culver City Bus Lines 3 and 4 on Jefferson Boulevard. The southbound bus stop would shift approximately 100 to 200 feet north from its current location on Jefferson Boulevard, to just south of the signalized intersection of Machado Road and Jefferson Boulevard.
- Transit Subsidies – This strategy includes providing transit subsidies for both employees and residents of the project to encourage further bus and metro ridership. The subsidy will be 50% of the monthly pass amount for the first year of tenancy.
- Mobility Hub – The Project will serve as a mobility hub for the local communities, which may include a Metro bike station, potential allocated parking for e-bikes and scooters, and potentially a mobility station providing updates on public transportation availability and timing. The goal of the mobility hub is to connect the Project to the larger Culver City bike-share network.
- Bicycle Parking - The Project shall provide a significant number of short (26) and long-term (71) bicycle parking spaces at the Project Site. Bicycle racks for visitors will be available at the corner of Machado Road and Sepulveda Boulevard, the corner of Jefferson Boulevard and Sepulveda Boulevard, and in front of the ground-level market near the surface parking spaces for the retail uses. Bicycle lockers will be provided for residents in the subterranean parking level.
- Bike Lanes – The Project is currently served by dedicated bicycle infrastructure, with a Class 1 facility, the Ballona Creek Bike Path, located ¼ mile north of the Project. As a component of the project design, the project will contribute to the proposed bike paths that will connect the Project, Sunkist Park, Heritage Park, and Studio Village Townhome neighborhoods to the Ballona Creek Bike Path.
- E-Assist Bicycles – A fleet of electric-assisted rental bicycles would be provided for residents and employees of the Project Site to reduce short distance vehicle trips originating from the Project Site. The Project will provide 5 e-assist bicycles.
- Guaranteed Ride Home Program – The Project will sponsor a guaranteed ride home for Project Site employees who came to work without their own car in the event of an unexpected situation or emergency when walking, biking, carpooling, or taking transit home would not be feasible.
- Infrastructure Improvements -- Bus stop improvements and new crosswalks will provide safer pedestrian crossings of Sepulveda Boulevard as will the proposed new traffic signal at Janisann Avenue

# 5. Project Plans

## 5. Project Plans

The Project design is driven by the triangular shaped Project Site through use of a long, winding footprint that allows for ample outdoor areas, permeability through the property, and architectural elements at the corners. The primary design inspiration for the Project is taken from its location and the locational opportunity to become a gateway to Culver City. The development is seen as a primary focal point for Culver City and will draw people from key corners – Sepulveda and Jefferson, Sepulveda and Machado, Sepulveda and Janisann, and Jefferson and Machado.

The architecture is intended to create a distinctive identity for the Project and draw people into its interior public spaces. Massing allows for a varied streetscape, with undulations and pop outs to create texture and depth along both vertical and horizontal runs of the building façade. The massing of the building is also designed to maximize setbacks from local residential communities. Pedestrian-oriented public spaces are interspersed throughout The Project. The residential lobby opens into the Machado corner park, and the office and retail components open into the central paseo, allowing for two separate, special, outdoor gathering experiences with connection to building components.

The Sepulveda and Jefferson Boulevard frontages of the Project have street and internal Project-facing retail with outdoor patio and café uses for dining and shopping. The commercial areas along those frontages have distinct architectural treatment that differentiates those uses from the residential uses on the upper floors. The residential uses project beyond the commercial uses at the corner of Sepulveda and Jefferson Boulevards and the Project contains undulating shapes and breaks in the residential façade.

The park proposed at Machado Road and Sepulveda will be open and available for public use and confirm to operational and use requirements per CCMC § 9.10.060. The park design includes landscape and hardscape elements and opportunities for stepped seating. The landscape palette includes canopy trees such as gold medallion trees, maidenhair trees, pepper trees, various ground cover shrubs and plants, and artificial turf as is more fully described on page 67.

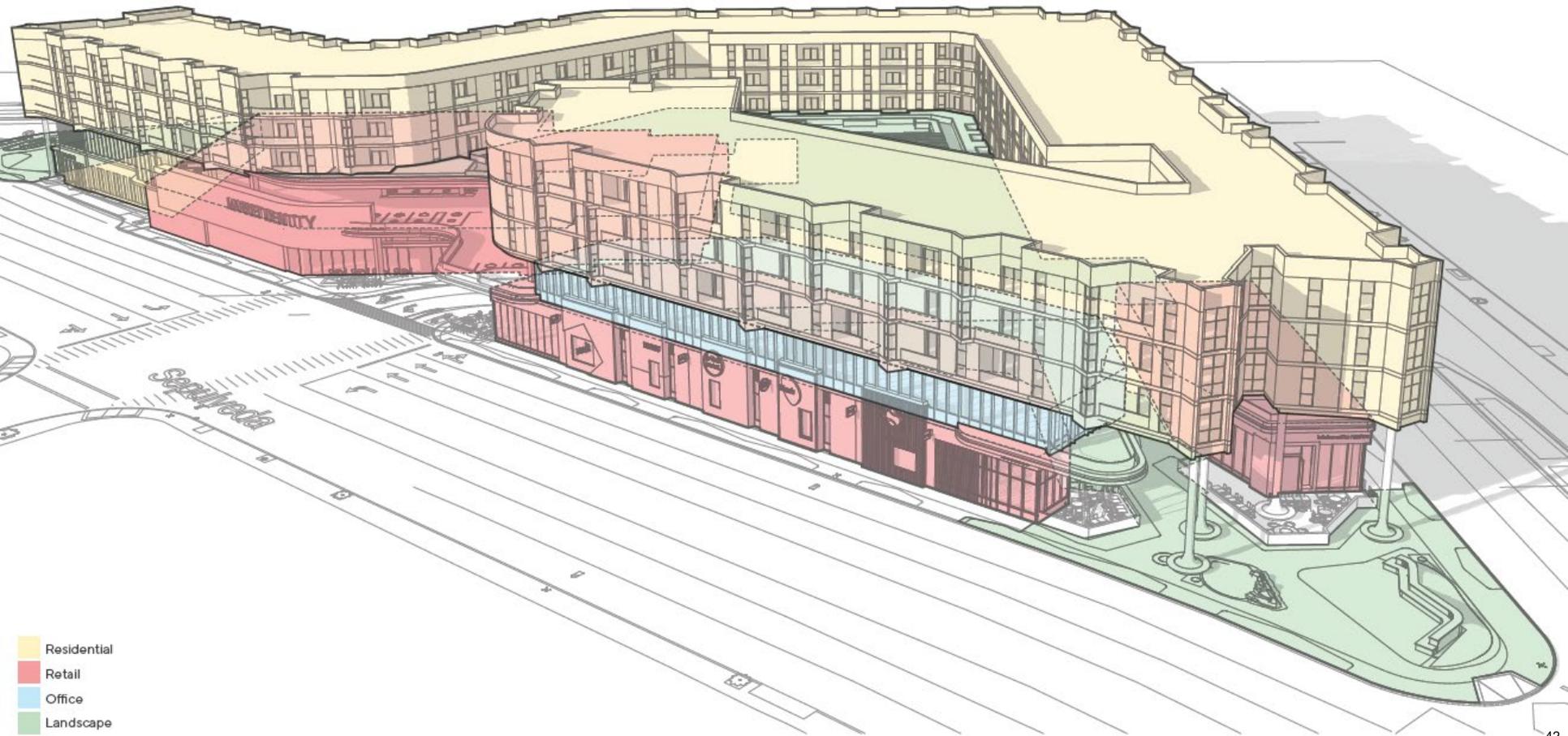


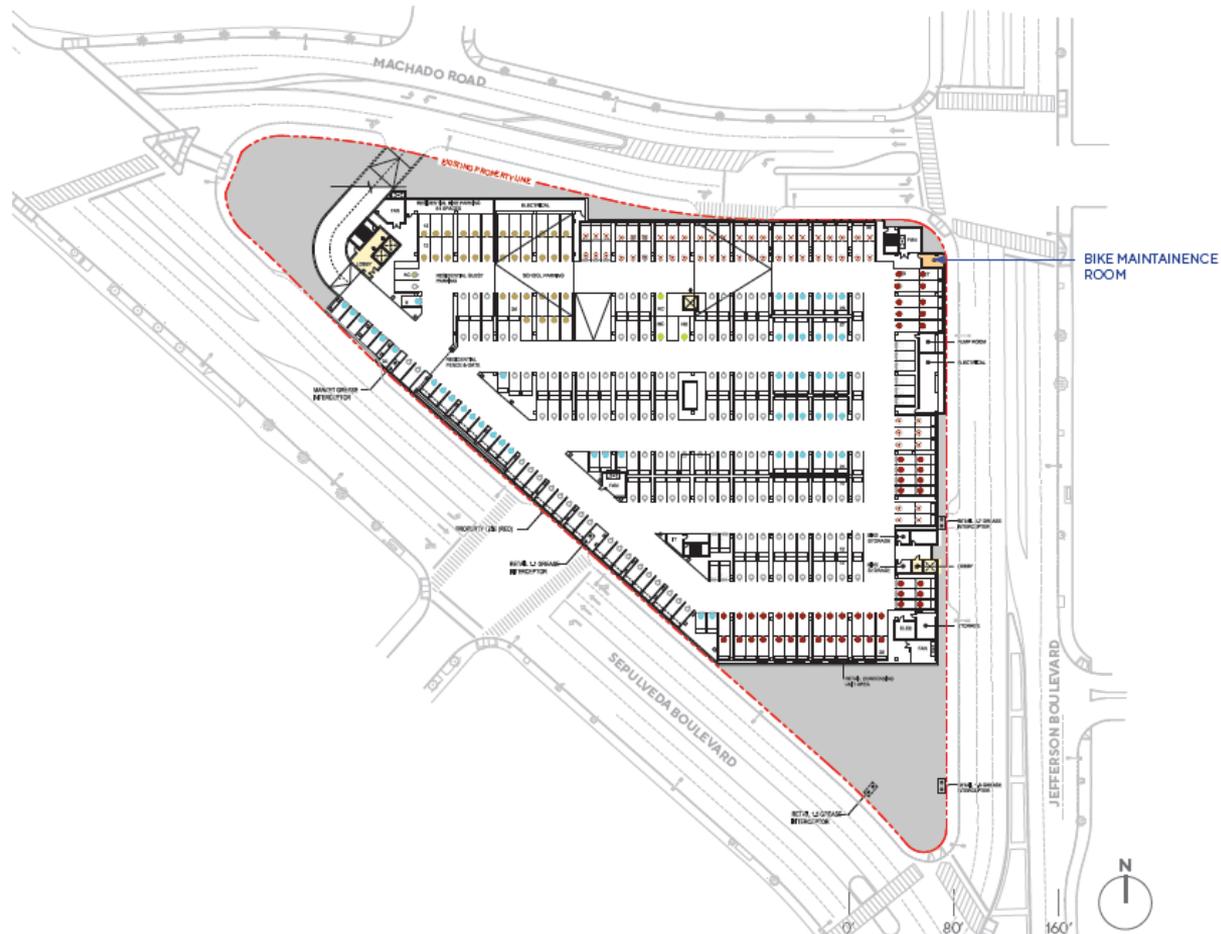
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Building exteriors are designed with a soft, warm color palette softened by landscaped edges, smooth and combed stucco with occasional splashes of bold colors to add variation to the facades. The base color scheme of the building is white, with soft warm greys and splashes of color. The exterior façade also uses wood paneling to add depth and texture to the façade -- highlighting rhythm and movement along the residential building. Bay windows clad in wood on the apartment facades accentuates “pop outs” that extend out from the building line, add movement and break up horizontal and vertical runs of the façade.

Residential patios and balconies benefit from both wood and combed stucco that help to accentuate the building’s architectural materiality that creates a richly textured and three-dimensional appearance for the Project.

Facades along the retail section of the Project are designed to relate to the other parts of the Project while allowing restaurants and shops to develop their own unique expressions and storefronts.



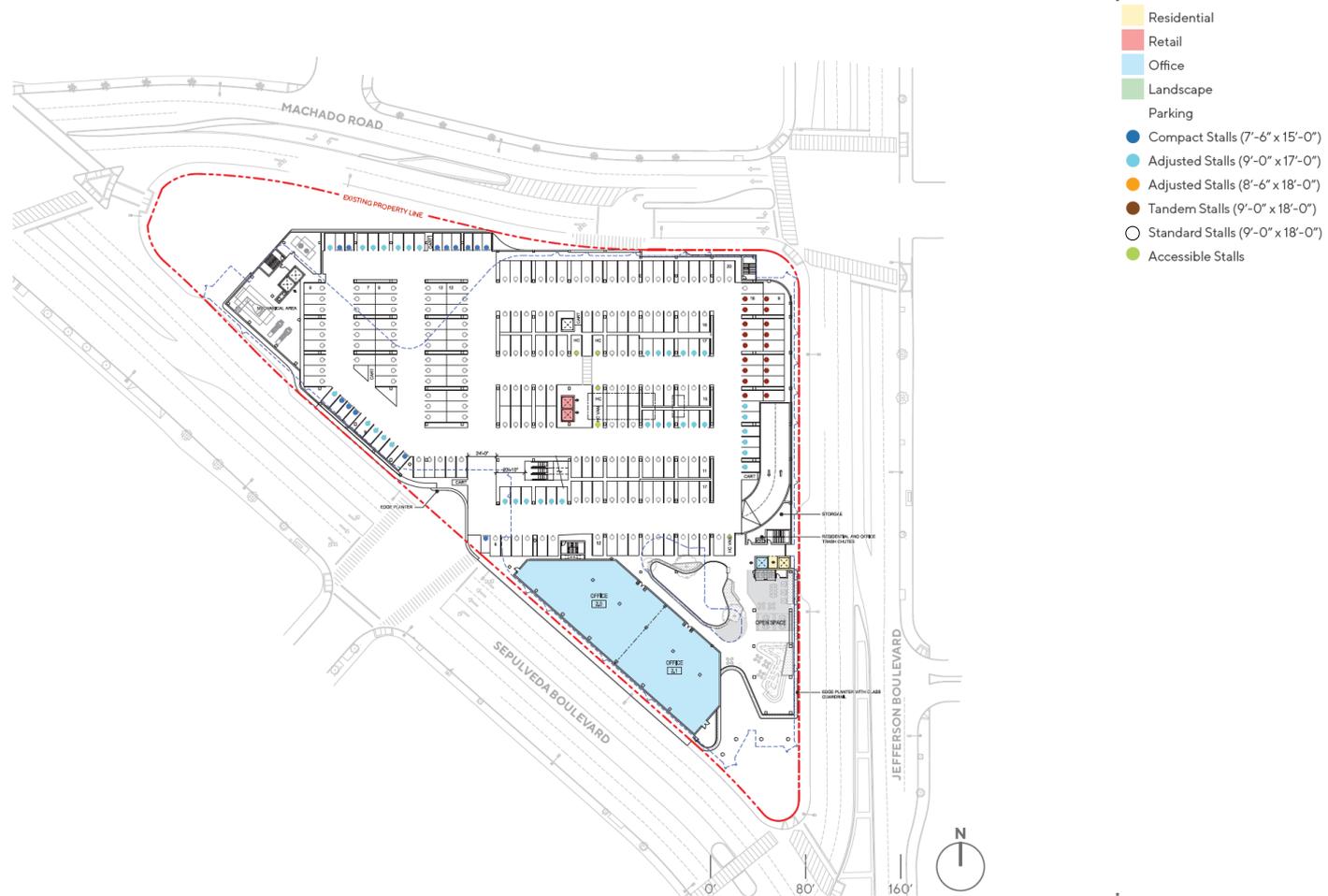


- Parking
- Compact Stalls (7'-6" x 15'-0")
  - Adjusted Stalls (9'-0" x 17'-0")
  - Adjusted Stalls (8'-6" x 18'-0")
  - Tandem Stalls (9'-0" x 18'-0")
  - Standard Stalls (9'-0" x 18'-0")
  - Accessible Stalls
  - School Stalls (9'-0" x 18'-0")

BIKE MAINTAINENCE ROOM







- Residential
- Retail
- Office
- Landscape
- Parking
  - Compact Stalls (7'-6" x 15'-0")
  - Adjusted Stalls (9'-0" x 17'-0")
  - Adjusted Stalls (8'-6" x 18'-0")
  - Tandem Stalls (9'-0" x 18'-0")
  - Standard Stalls (9'-0" x 18'-0")
  - Accessible Stalls

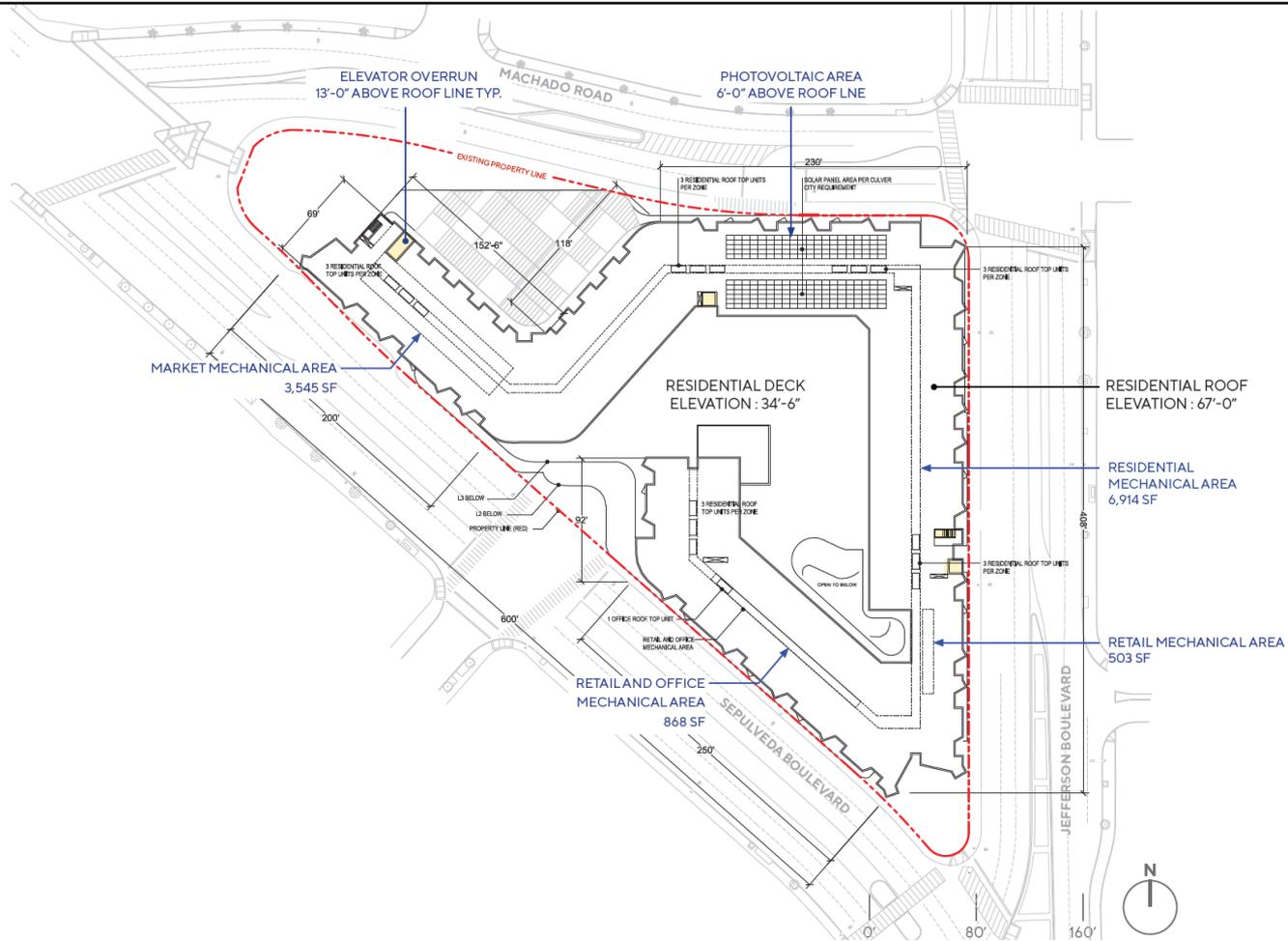
- Level 3 Residential
- Landscape
- Amenity Clubhouse
- 18 - Studio
- 37 - 1 Bedroom
- 21 - 2 Bedroom
- 76 - Units





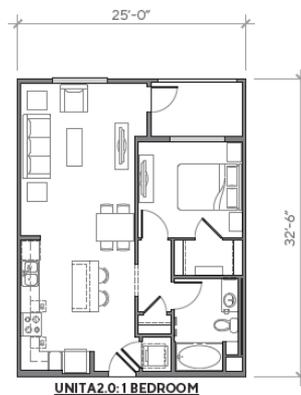
- Level 5 Residential
- 18 - Studio
  - 38 - 1 Bedroom
  - 21 - 2 Bedroom
  - 77 - Units<sup>S</sup>







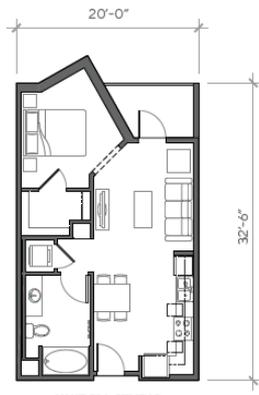
**UNIT S1.0: STUDIO**  
NET LEASABLE AREA: 600 SQ. FT.  
BALCONY: 48 SQ. FT.



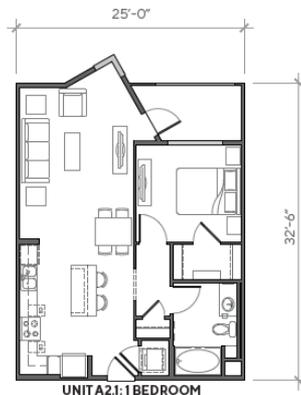
**UNIT A2.0: 1 BEDROOM**  
NET LEASABLE AREA: 749 SQ. FT.  
BALCONY: 60 SQ. FT.



**UNIT B3.0: 2 BEDROOM**  
NET LEASABLE AREA: 1,100 SQ. FT.  
BALCONY: 70 SQ. FT.



**UNIT S1.1: STUDIO**  
NET LEASABLE AREA: 605 SQ. FT.  
BALCONY: 53 SQ. FT.

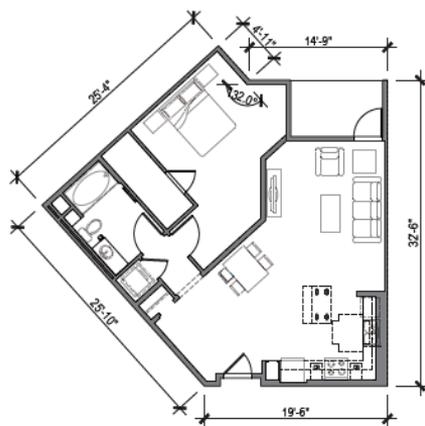


**UNIT A2.1: 1 BEDROOM**  
NET LEASABLE AREA: 757 SQ. FT.  
BALCONY: 63 SQ. FT.

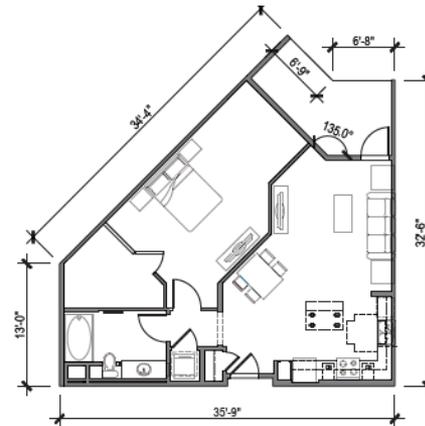


**UNIT B3.1: 2 BEDROOM**  
NET LEASABLE AREA: 1,110 SQ. FT.  
BALCONY: 70 SQ. FT.

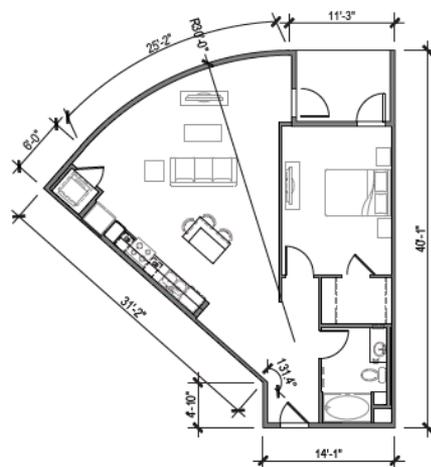
**UNITA3.0: 1 BEDROOM**  
NET LEASABLE AREA: 881 SQ. FT.  
BALCONY: 60 SQ. FT.



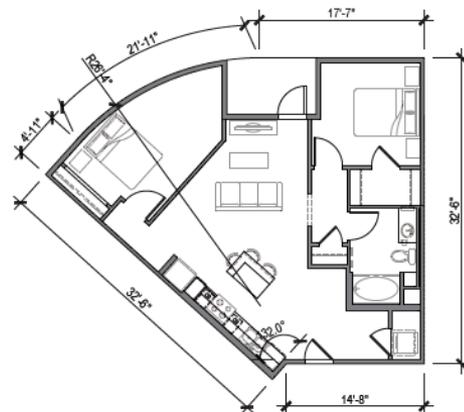
**UNITA4.0: 1 BEDROOM**  
NET LEASABLE AREA: 879 SQ. FT.  
BALCONY: 106 SQ. FT.



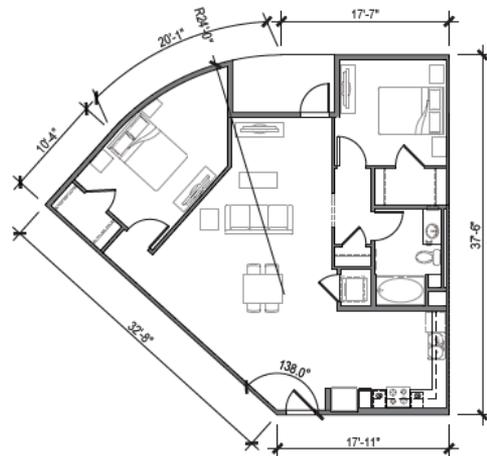
**UNITA5.0: 1 BEDROOM**  
NET LEASABLE AREA: 947 SQ. FT.  
BALCONY: 76 SQ. FT.



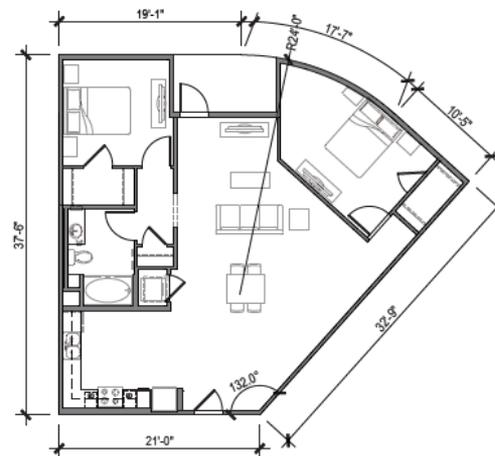
**UNITB4.0: 2 BEDROOM**  
NET LEASABLE AREA: 944 SQ. FT.  
BALCONY: 57 SQ. FT.



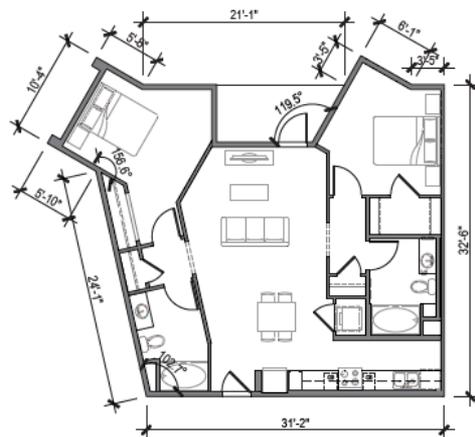
**UNIT B5.0: 2 BEDROOM**  
NET LEASABLE AREA: 1,132 SQ. FT.  
BALCONY: 64 SQ. FT.



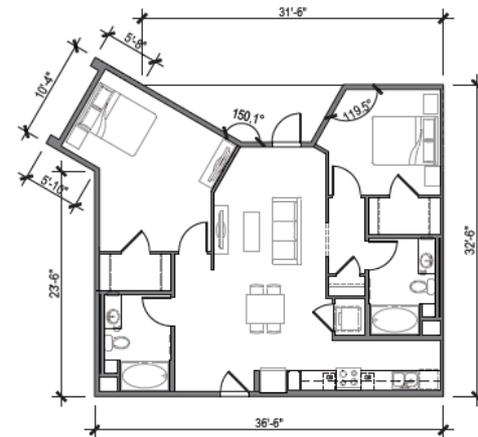
**UNIT B5.1: 2 BEDROOM**  
NET LEASABLE AREA: 1,173 SQ. FT.  
BALCONY: 64 SQ. FT.

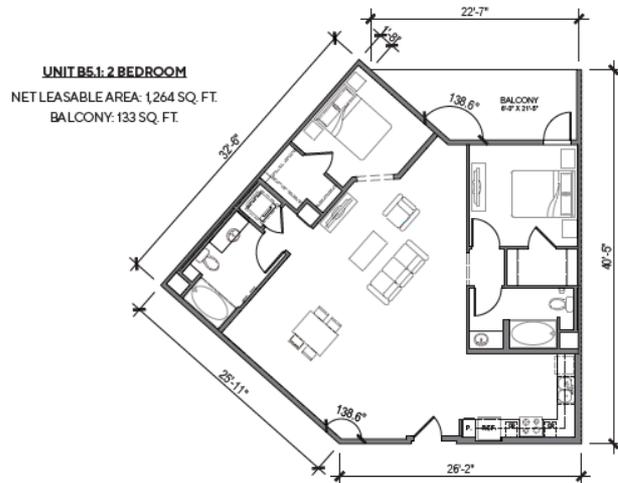


**UNIT B7.0: 2 BEDROOM**  
NET LEASABLE AREA: 1,090 SQ. FT.  
BALCONY: 70 SQ. FT.

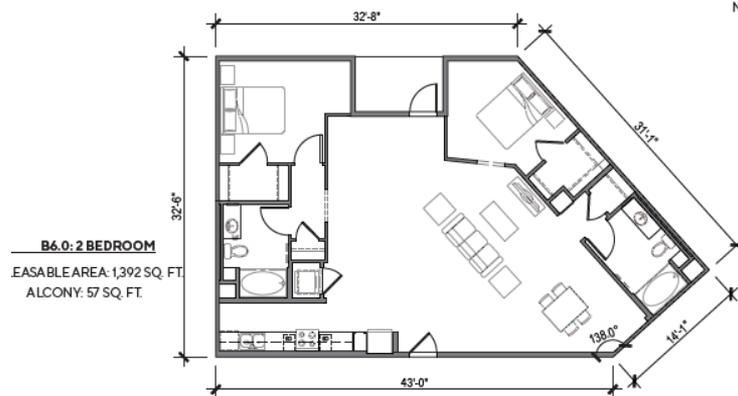


**UNIT B7.1: 2 BEDROOM**  
NET LEASABLE AREA: 1,128 SQ. FT.  
BALCONY: 85 SQ. FT.

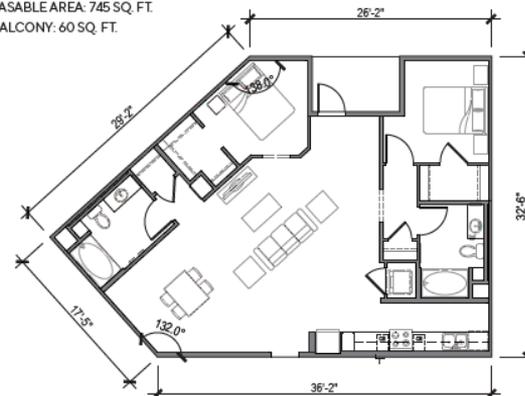




**UNIT S1.2: STUDIO**  
NET LEASABLE AREA: 648 SQ. FT.  
BALCONY: 0 SQ. FT.

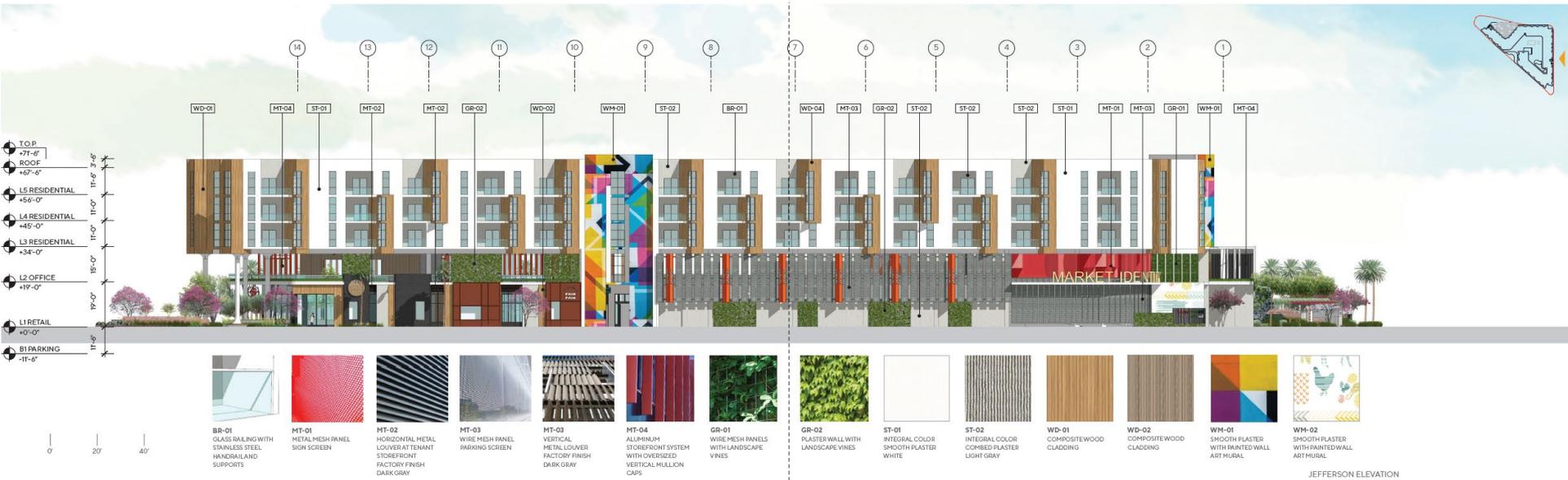


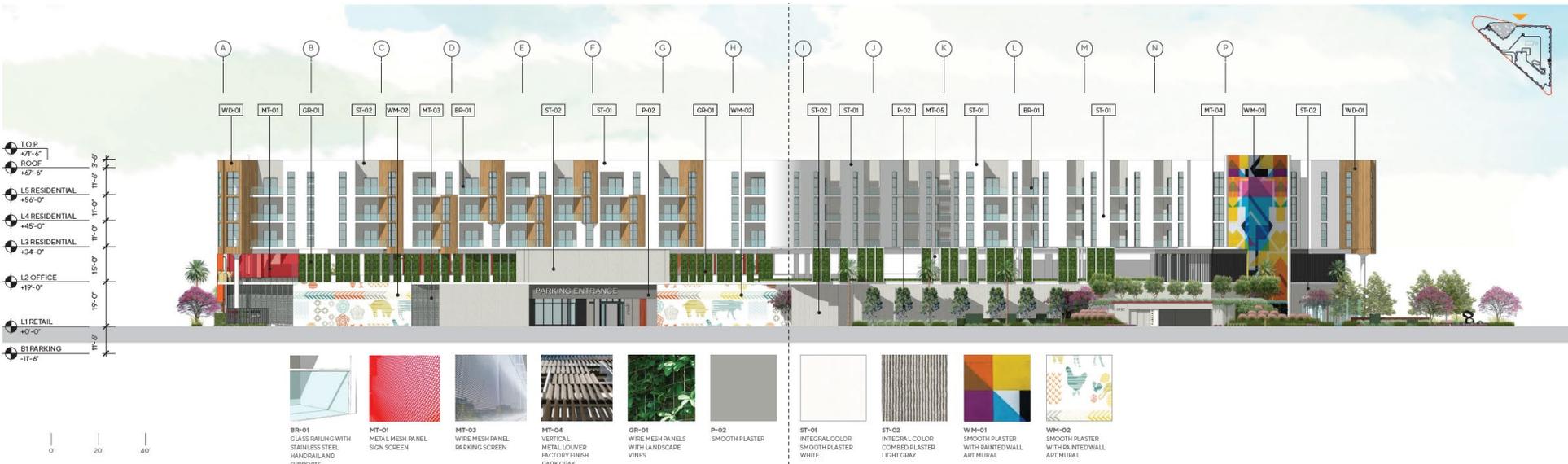
**UNIT A6.0: 1 BEDROOM**  
NET LEASABLE AREA: 745 SQ. FT.  
BALCONY: 60 SQ. FT.

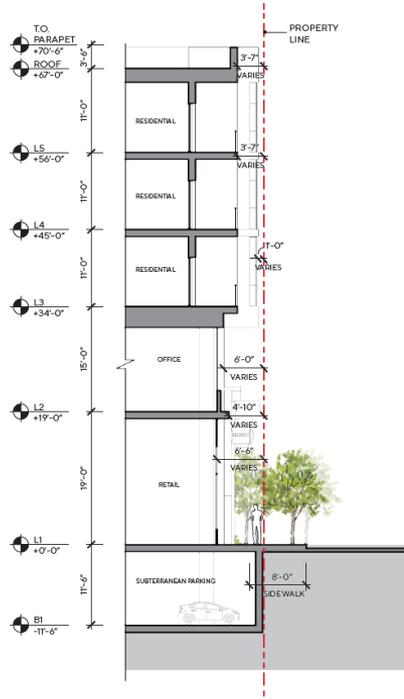


**UNIT B6.1: 2 BEDROOM**  
NET LEASABLE AREA: 1,213 SQ. FT.  
BALCONY: 57 SQ. FT.

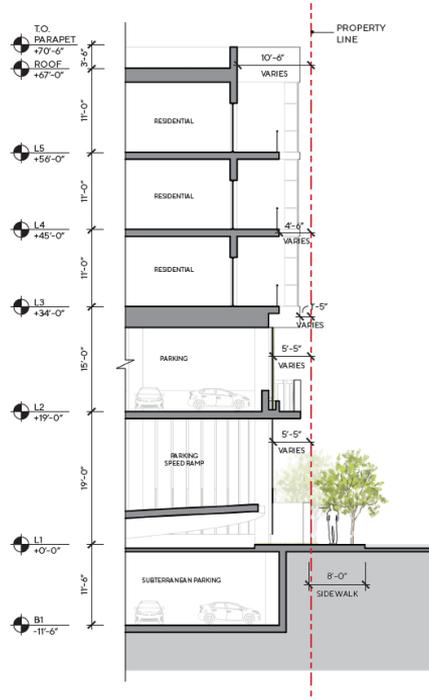




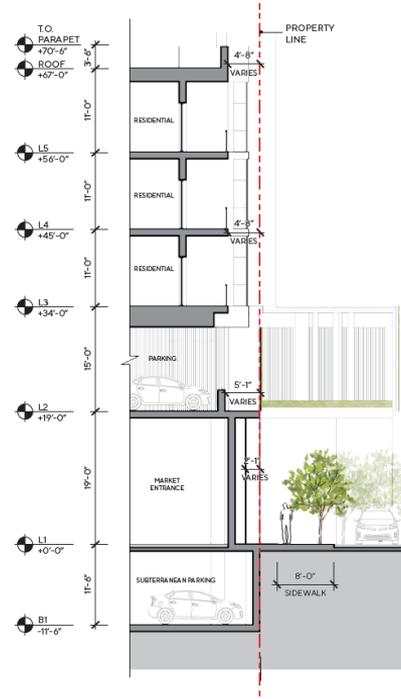




WALL SECTION 1  
SEPULVEDA BOULEVARD

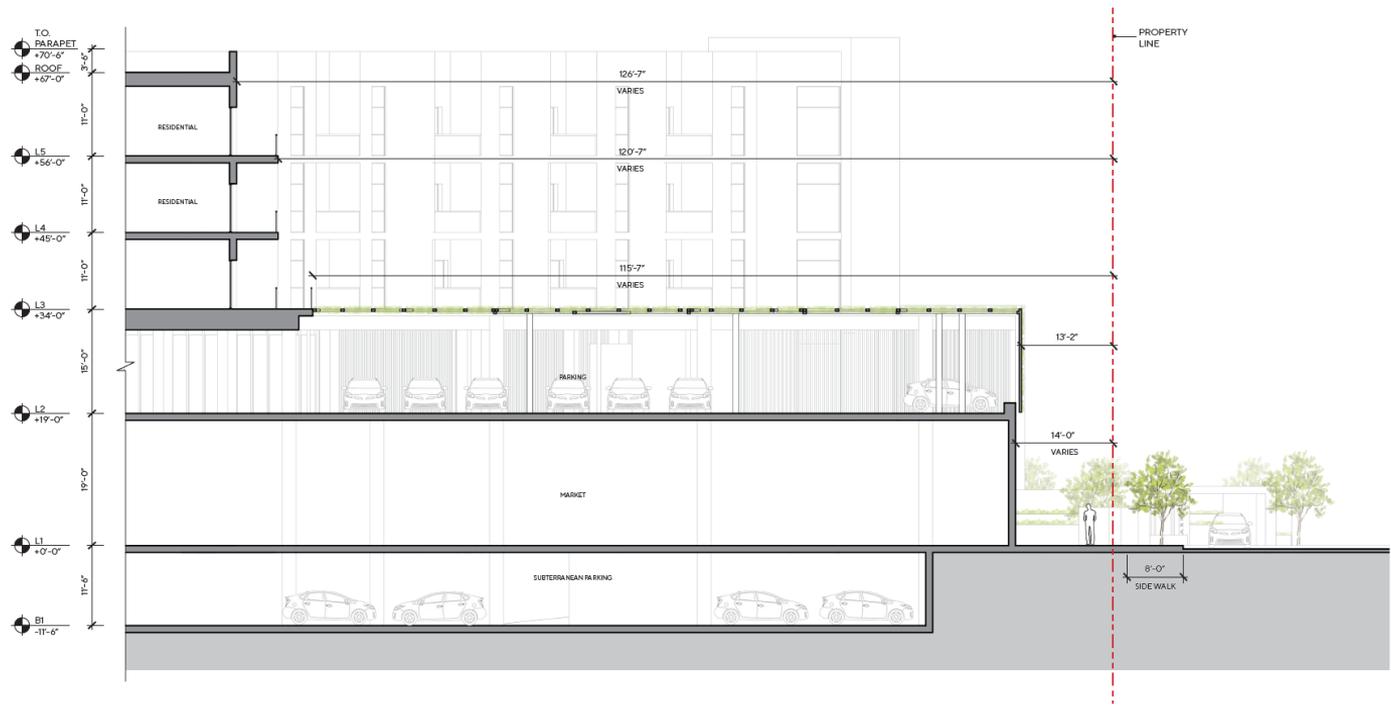


WALL SECTION 2  
JEFFERSON BOULEVARD

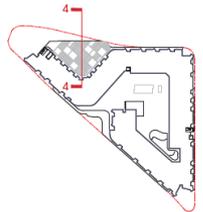


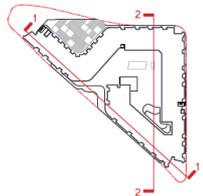
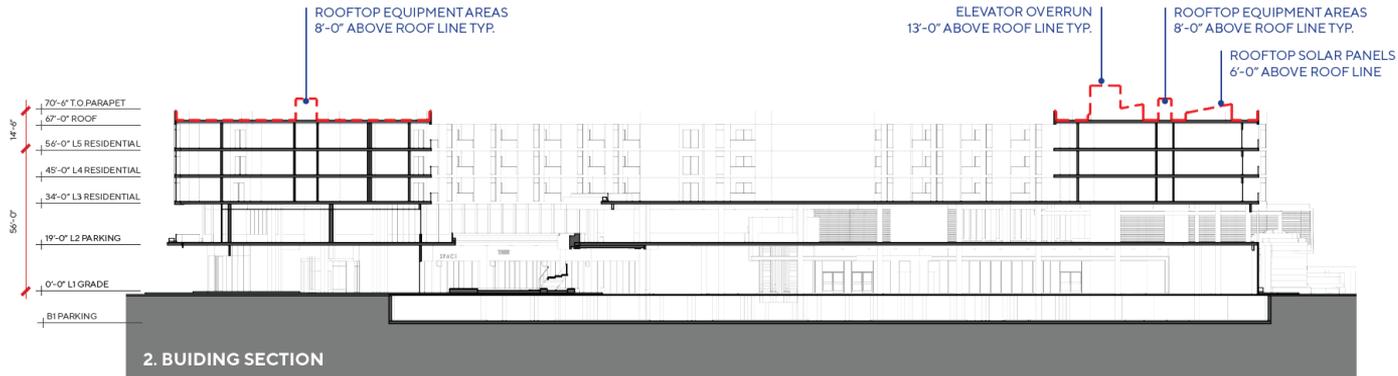
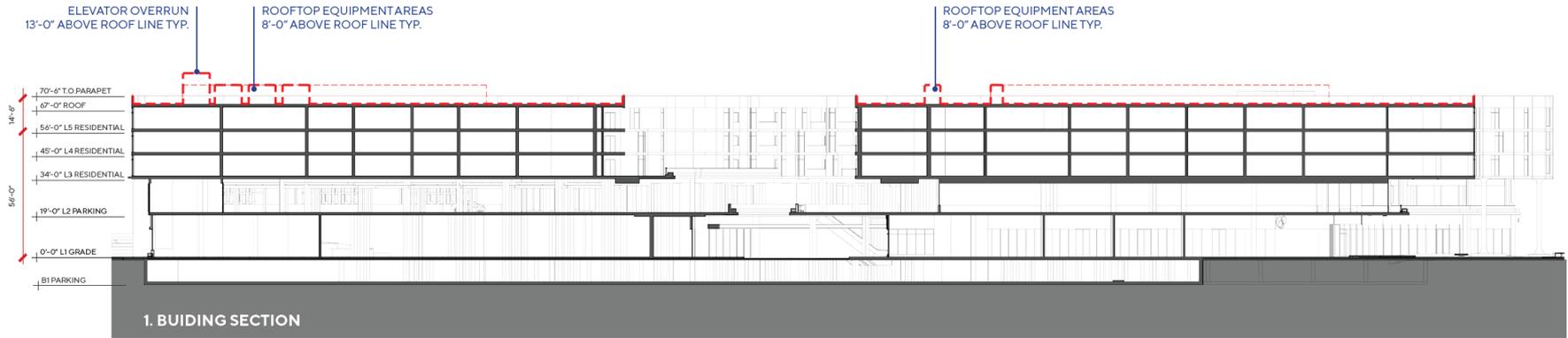
SECTION 3  
MACHADO ROAD





WALL SECTION 4  
MACHADO ROAD

















The primary goals for the landscape plan are to encourage strength of community, functionality, safety, comfort, reducing the urban heat island impact, water quality and conservation. Additionally, the landscape should create a sense of place and create unique experiences for visitors and residents alike.

The landscape plan is inspired by mid-century modern design, using multiple layers, textures and colors to create visual interest while shaping a vibrant and sustainable urban environment for its residents, and visitors. The landscaping is complimentary to the architectural style and enhances the public and private open spaces and pedestrian amenities at the Project Site. The landscape design will encourage residents, employees and visitors to walk, bike or take mini-mobility to the Project Site by providing convenient pathways, public seating, art installations, grassy open spaces, water features, and enhanced paving materials. The landscaping will also provide a buffer for pedestrians from automobile traffic, utility infrastructure, and parking garages.

The plant materials selected are drought tolerant and appropriate for the local climate. A variety of plant materials are used for specific uses and designed in complementary methods by way of microclimate considerations and water needs. Plant species include Western Sycamores, Oaks, Crape Myrtles, Camphor Trees, Aloes, Agaves, Native Grasses and Sages as more fully defined on Page 67. High priority was given to species with low water needs and a high tolerance for drought. The landscape plan also includes detailed information about water use for planting and maintenance.

Final species selection consistent with the proposed plant palate and the Urban Forest Master Plan shall be implemented during building permit and construction.



TREE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	DESCRIPTION
[Symbol]	PLATANUS RACEMOSA	WESTERN SYCAMORE	45' BOX ARC 36' BOX	M	-	LARGE ACCENT TREE
	QUERCUS AGRIFOLIA	COAST LIVE OAK		M		
	ULMUS PARVIFOLIA	CHINESE ELM		M		
[Symbol]	CASSIA LEPTOPHYLLA	GO. D MEDALION TREE	36' BOX	M	-	CANOPY TREE
	GINKGO BILOBA	MAGENHAIR TREE		L		
[Symbol]	BOHNUS MOLLE	PEPPER TREE	36' BOX	M	-	STREET TREE
	CINNAMOMUM CAMPHORA	CAMPHOR TREE		L		
[Symbol]	PISTACIA CHINENSIS	CHINESE PISTACHE	36' BOX	M	-	STREET TREE
	TABACOUA AVELLANEDA	PINK TRUMPET TREE		L		
[Symbol]	ARBUTUS MARINA	STRAWBERRY TREE	36' BOX	M	-	ACCENT TREE
	CERCIDIMUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE		YL		
[Symbol]	LAGERSTROEMIA INDICA	CRABE WHITILE	24' BOX	M	-	SCREEN TREE
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA		YL		
[Symbol]	FINUS ELDARICA	AFGHAN PINE	24' BOX	M	-	SCREEN TREE
	TRISTANIA LAURINA	BRISBANE BOX		M		
[Symbol]	PHYLLOSTACHYS AUFEA	GOLDEN BAMBOO TREE	24' BOX	M	-	SCREEN TREE
[Symbol]	BRACHEA ARMATA	MEXICAN BLUE PALM	18' - 20' 8' TR.	L	-	PALM TREE
	PHOENIX DAGTYLIPERA	DATS PALM		L		
[Symbol]	ALOE BARNESII	ALOE TREE	24' BOX	L	-	ACCENT TREE
	DRACONA DRACCO	DRAGON TREE		L		
[Symbol]	YUCCA SPECIES	YUCCA	L	-	-	-

SHRUB LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
[Symbol]	<b>GROUNDCOVERS</b>			
	BACCHARIS PILLULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L	5 GAL.
	DELOSPERMA COOPERI	PURPLE ICEPLANT	L	1 GAL.
	FESTUCA OVINA GLAUCA	BLUE FESCUE	L	1 GAL.
	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	L	9 GAL.
	SENECIO SERPENS	BLUE CHALKSTICKS	L	1 GAL.
	SENECIO VITALIS	NARROW-LEAF-CHALKSTICKS	L	1 GAL.
	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE SPIDERWORT	M	1 GAL.
	<b>HEDGES/SCREENING SHRUBS</b>			
	EUCONYMUS JAPONICUS MICROPHYLLUS VARIEGATUS	VARIEGATED BOXLEAF EUONYMUS	M	5 GAL.
LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	TEXAS SAGE	L	5 GAL.	
OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	L	15 GAL.	
<b>MID-STORY/PLANTING SHRUBS</b>				
ALOE ARBORESCENS	CANDELABRA ALOE	L	5 GAL.	
CHONDROPETALUM TECTORIUM	CAPE RUSH	L	6 GAL.	
DIANELLA TASMANICA 'VARIEGATA'	WHITE STRIPED TASMANIAN FLAX LILY	M	5 GAL.	
MULLENBERGIA CARILLARIS	MULHY GRASS	M	5 GAL.	
NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	L	5 GAL.	
ROSMARINUS OFFICINALIS PROSTRATUS	CREeping ROSEMARY	M	5 GAL.	
<b>ACCENT SHRUBS</b>				
AEONIUM	AEONIUM	L	1 GAL.	
AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	L	15 GAL.	
BOLDINGVILLEA RASPBERRY ICE	RASPBERRY ICE BOLDINGVILLEA	L	5 GAL.	
CORDYLINE AUSTRALIS	NEW ZEALAND CARBAGE TREE	L	15 GAL.	
PLICRARA FORTICA 'MEDIORCTA'	MAURITIUS HEMP	L	6 GAL.	



**KEYNOTE LEGEND**

1	PROPERTY LINE
2	EXISTING CURB RAMP TO REMAIN
3	PROPOSED LANDSCAPING, TYP.
4	ART ON PEDESTAL
5	BENCH SEATING - BY OTHER
6	ARTIFICIAL TURF
7	CORTEN STEEL SCREEN WALL
8	4'x4' TREE GRATE, TYP. ON MACHADO RD & JEFFERSON BLVD.
9	DINING TABLES, TYP.
10	CHAISE LOUNGE
11	LOUNGE FURNITURE, TYP.
12	DECORATIVE POTTERY, TYP.
13	TRANSFORMER BY OTHER, TYP.
14	EXISTING STREET LIGHT TO REMAIN
15	SIGNAGE WALL
16	PROPOSED CURB RAMP
17	PROPOSED CROSSWALK
18	BANQUETTE SEATING AT DINING PATIO
19	LANDSCAPE BERMING
20	DIRECTORY - BY OTHER
21	CORTEN STEEL RETAINING WALLS AT GARAGE ENTRY
22	WATERWALL AT STAIR
23	STAIR - PER ARCHITECT
24	WOOD BENCH SEATING WITH ARTIFICIAL TURF
25	FIRE TABLE
26	PORCELAIN TILE PAVING, TYP.
27	THEMED ROCK OUT-CROPPING
28	STADIUM STYLE BENCHES
29	PATIO GATE AND FENCE
30	DECORATIVE COLORED CONCRETE
31	BUILT-IN BENCH WITH DINING TABLES
32	MODULAR CONCRETE PAVING
33	GREEN ROOF
34	GREEN WALL
35	GARAGE ENTRY



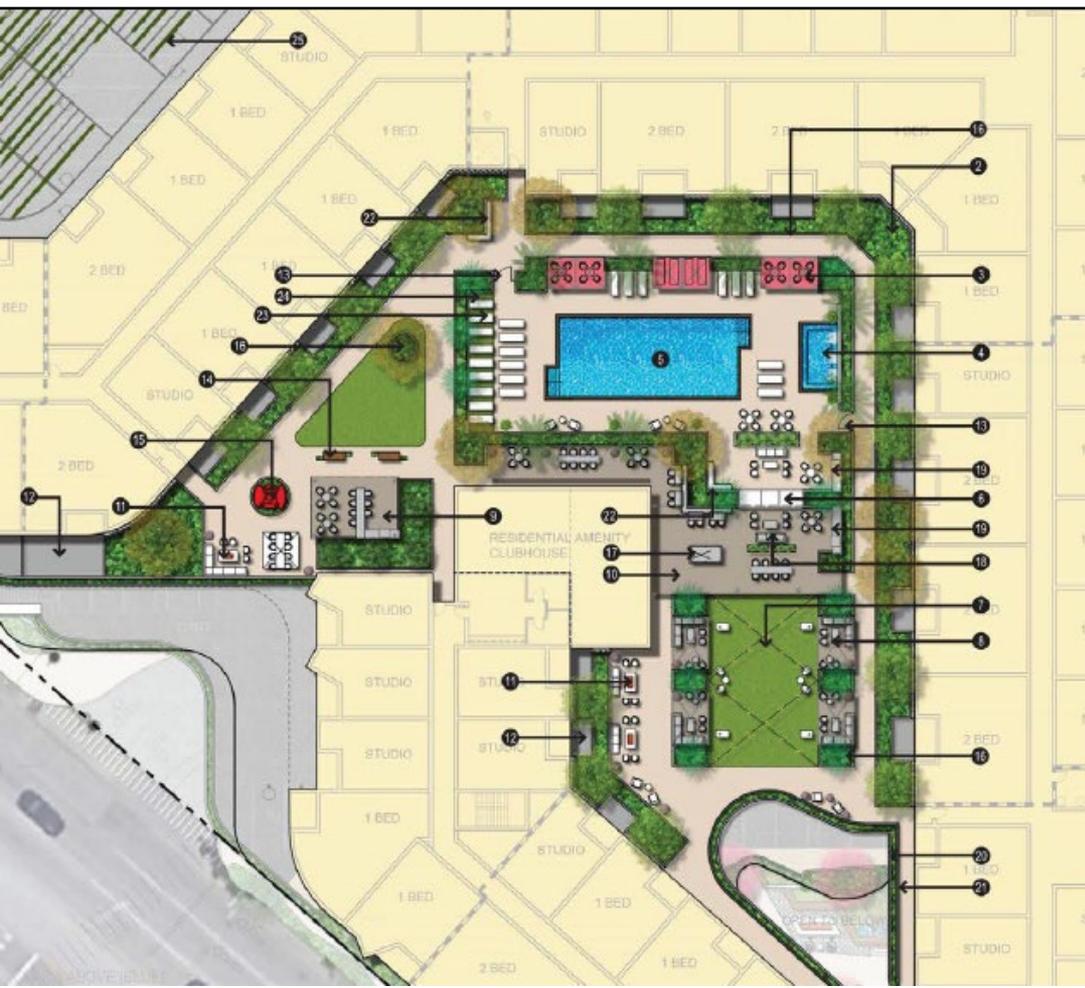
JEFFERSON BLVD.

**KEYNOTE LEGEND**

1	PROPERTY LINE
2	EXISTING CURB RAMP TO REMAIN
3	PROPOSED LANDSCAPING, TYP.
4	ART ON PEDESTAL
5	BENCH SEATING - BY OTHER
6	ARTIFICIAL TURF WITH MOUNDING AT PLAY AREA
7	PLAY STRUCTURE
8	4'x4' TREE GRATE, TYP. ON MACHADO RD & JEFFERSON BLVD.
9	DINING TABLES, TYP.
10	CHAISE LOUNGE
11	LOUNGE FURNITURE, TYP.
12	DECORATIVE POTTERY, TYP.
13	TRANSFORMER BY OTHER, TYP.
14	EXISTING STREET LIGHT TO REMAIN
15	SIGNAGE WALL
16	PROPOSED CURB RAMP
17	PROPOSED CROSSWALK
18	BANQUETTE SEATING AT DINING PATIO
19	LANDSCAPE BERMING
20	DIRECTORY - BY OTHER
21	RETAINING WALLS
22	WATERWALL AT STAIR
23	STAIR - PER ARCHITECT
24	WOOD BENCH SEATING WITH ARTIFICIAL TURF
25	FIRE TABLE
26	PORCELAIN TILE PAVING, TYP.
27	THEMED ROCK OUT-CROPPING
28	STADIUM STYLE BENCHES
29	PATIO GATE AND FENCE
30	DECORATIVE COLORED CONCRETE
31	BUILT-IN BENCH WITH DINING TABLES
32	MODULAR CONCRETE PAVING AT PATIO



KEYNOTE LEGEND	
1	PROPERTY LINE
2	COFFEE PAVILION
3	BANQUETTE SEATING
4	PORCELAIN TILE PAVING, TYP.
5	WORK/MEETING PODS
6	DECORATIVE COLORED CONCRETE PAVING
7	30" HIGH RAISED PLANTER WITH FLOW THROUGH SYSTEM
8	MOUNDED ARTIFICIAL TURF AREA
9	STADIUM SEATING
10	RAILING - PER ARCHITECTURE
11	LINEAR POTTERY
12	BUILT-IN BENCH SEATING
13	DECORATIVE POTTERY
14	HANGING PLANTER



KEYNOTE LEGEND	
1	PROPERTY LINE
2	30" HIGH RAISED PLANTER WITH FLOW THROUGH SYSTEM
3	8'x8' CABANA WITH LOUNGE SEATING
4	10'x18' SPA WITH BACK DROP WALL
5	POOL
6	DUAL SIDED FIRE PLACE
7	MULTI PURPOSE GRAND LAWN WITH FESTOON LIGHTING
8	PAVILION/SHADE STRUCTURE, TYP. (4) PLACES
9	COVERED BBQ AREA WITH COUNTER TOP SEATING
10	CLUBHOUSE OUTDOOR PATIO
11	LOUNGE SEATING WITH FIRE PIT
12	RESIDENT PATIO
13	POOL ACCESS GATE
14	WOOD BENCH WITH PLANTER
15	PROPOSED ART SCULPTURE IN RAISED PLANTER
16	RAISED PLANTER WALLS
17	POOL TABLE
18	LOUNGE SEATING
19	BBQ GRILL WITH COUNTER TOP
20	HANGING PLANTER
21	RAILING - PER ARCHITECTURE
22	BUILT-IN BENCH SEATING
23	CHAISE LOUNGE, TYP.
24	ARTIFICIAL TURF
25	VINES ON TRELLIS STRUCTURE AT PARKING GARAGE



**RAISED PLANTERS AND POTTERY**



**SITE FURNISHING**



**POOL DECK**



**RESIDENT AMENITIES**



**CO WORKING PATIO AMENITIES**



**PAVING MATERIALS**



**MACHADO PARK**



**SPECIMEN TREES**



PLATANUS RACEMOSA  
(WESTERN SYCAMORE)  
HEIGHT: 30' - 80'  
SPREAD: 20' - 50'  
WUCOLS: M

QUERCUS AGRIFOLIA  
(COAST LIVE OAK)  
HEIGHT: 20' - 70'  
SPREAD: 20' - 70'  
WUCOLS: ML

ULMUS PARVIFOLIA  
(CHINESE ELM)  
HEIGHT: 40' - 80'  
SPREAD: 50' - 70'  
WUCOLS: M

**CANOPY TREES**



CASSIA LEPTOPHYLLA  
(GOLD MEDALLION TREE)  
HEIGHT: 20' - 25'  
SPREAD: 30'  
WUCOLS: M

GINKGO BILOBA  
(MAIDEN-HAIR TREE)  
HEIGHT: 50' - 80'  
SPREAD: 30' - 40'  
WUCOLS: M

(FALL COLOR)

SCHINUS MOLLE  
(PEPPER TREE)  
HEIGHT: 25' - 50'  
SPREAD: 25' - 40'  
WUCOLS: L

**PALM TREES**



BRAHEA ARMATA  
(MEXICAN BLUE PALM)  
HEIGHT: 20' - 50'  
SPREAD: 12' - 25'  
WUCOLS: L

PHOENIX DACTYLIFERA MEDJOL  
(DATE PALM)  
HEIGHT: 40' - 50'  
SPREAD: 10' - 15'  
WUCOLS: L

**STREET TREES**



CINNAMOMUM CAMPHORA  
(CAMPHOR TREE)  
HEIGHT: 50' - 60'  
SPREAD: 50' - 50'  
WUCOLS: M

PISTACIA CHINENSIS  
(CHINESE PISTACHE)  
HEIGHT: 30' - 35'  
SPREAD: 20' - 30'  
WUCOLS: M

(FALL COLOR)

TABEBUIA IMPETIGINOSA  
(PINK TRUMPET TREE)  
HEIGHT: 25' - 50'  
SPREAD: 25' - 50'  
WUCOLS: L

**SCREEN TREES**



MAGNOLIA GRANDIFLORA LITTLE GEM  
(LITTLE GEM MAGNOLIA)  
HEIGHT: 20' - 30'  
SPREAD: 10' - 15'  
WUCOLS: M

PHYLLOSTACHYS AUREA  
(GOLDEN BAMBOO TREE)  
HEIGHT: 10' - 20'  
SPREAD: 10'  
WUCOLS: M

PINUS ELДАРICA  
(MONRELL PINE)  
HEIGHT: 30' - 60'  
SPREAD: 15' - 25'  
WUCOLS: VL

TRISTANIA CONFERTA  
(BRISBANE BOX TREE)  
HEIGHT: 30' - 50'  
SPREAD: 10' - 30'  
WUCOLS: M

**ACCENT TREES**



ALOE BAINESII  
(ALOE TREE)  
HEIGHT: 20' - 30'  
SPREAD: 10' - 20'  
WUCOLS: L

ARBUTUS MARINA  
(STRAWBERRY TREE)  
HEIGHT: 20' - 30'  
SPREAD: 15' - 20'  
WUCOLS: L

CERCIDIUM 'DESERT MUSEUM'  
(DESERT MUSEUM PALO VERDE)  
HEIGHT: 25'  
SPREAD: 25'  
WUCOLS: VL

DRACENA DRACO  
(DRAGON TREE)  
HEIGHT: 15' - 25'  
SPREAD: 15' - 25'  
WUCOLS: L

LAGERSTROEMIA INDICA  
(CRAPE MYRTLE)  
HEIGHT: 25'  
SPREAD: 25'  
WUCOLS: M

YUCCA SPECIES  
(YUCCA)  
HEIGHT: 10'  
SPREAD: 4'  
WUCOLS: L

**GROUNDCOVERS**



**BACCHARIS PILULARIS 'PIGEON POINT'**  
(DWARF COYOTE BRUSH)  
HEIGHT: 1'-2'  
SPREAD: 8'-10'  
WUCOLS: L



**DELOSPERMA COOPERI**  
(PURPLE ICEPLANT)  
HEIGHT: 3"-6"  
SPREAD: 1'-2'  
WUCOLS: L



**FESTUCA OVINA GLAUCA**  
(BLUE FESCUE)  
HEIGHT: 2'-3'  
SPREAD: 2'-3'  
WUCOLS: L



**MYOPORUM PARVIFOLIUM 'WHITE'**  
(WHITE MYOPORUM)  
HEIGHT: 12"  
SPREAD: 6'-12"  
WUCOLS: L



**SENECIO SERPENS**  
(BLUE CHALKSTICKS)  
HEIGHT: 1'  
SPREAD: 2'-3'  
WUCOLS: L



**SENECIO VITALIS**  
(NARROW-LEAF CHALKSTICKS)  
HEIGHT: 1'-2'  
SPREAD: 3'-6'  
WUCOLS: L



**TRADESCANTIA PALLIDA 'PURPLE HEART'**  
(PURPLE HEART WANDERING JEW)  
HEIGHT: 12"  
SPREAD: M  
WUCOLS: M

**HEDGE/SCREENING SHRUBS**



**EUONYMUS JAPONICUS MICROPHYLLUS**  
**VARIEGATUS**  
(VARIEGATED BOXLEAF ELONYMUS)  
HEIGHT: 1'-2'  
SPREAD: 1'  
WUCOLS: M



**LEUCOPHYLLUM FRUTESCENS 'SILVERADO'**  
(TEXAS SAGE)  
HEIGHT: 6'  
SPREAD: 6'  
WUCOLS: L



**OLEA EUROPAEA 'LITTLE OLLIE'**  
(LITTLE OLLIE DWARF OLIVE)  
HEIGHT: 4'-6'  
SPREAD: 4'-8'  
WUCOLS: L

**ACCENT SHRUBS**



**AEONIUM NOBILE**  
(AEONIUM)  
HEIGHT: 1'-2'  
SPREAD: 1'-2'  
WUCOLS: L



**AGAVE X 'BLUE GLOW'**  
(BLUE GLOW AGAVE)  
HEIGHT: 18"-24"  
SPREAD: 18"-24"  
WUCOLS: L



**BOUGAINVILLEA 'RASPBERRY ICE'**  
(RASPBERRY ICE BOUGAINVILLEA)  
HEIGHT: 2'-3'  
SPREAD: 5'-6'  
WUCOLS: L



**CORDYLINE AUSTRALIS**  
(NEW ZEALAND CABBAGE TREE)  
HEIGHT: 6'-15'  
SPREAD: 3'-6'  
WUCOLS: L



**FURCRAEA FOETIDA 'MEDIOPICTA'**  
(MAURITIUS HEMP)  
HEIGHT: 4'-5'  
SPREAD: 6'-8'  
WUCOLS: L

**MID-STORY/MASS PLANTING SHRUBS**



**ALOE ARBORESCENS**  
(TREE ALOE)  
HEIGHT: 3'-14'  
SPREAD: 3'-4'  
WUCOLS: L



**CHONDROPETALUM TECTORUM**  
(CAPE RUSH)  
HEIGHT: 2'-3'  
SPREAD: 3'-4'  
WUCOLS: L



**DIANELLA TASMANICA 'VARIEGATA'**  
(VARIEGATED FLAX LILY)  
HEIGHT: 42"  
SPREAD: 12"  
WUCOLS: M



**MUHLENBERGIA CAPILLARIS**  
(PINK MUHLY)  
HEIGHT: 3'-4'  
SPREAD: 3'-4'  
WUCOLS: M

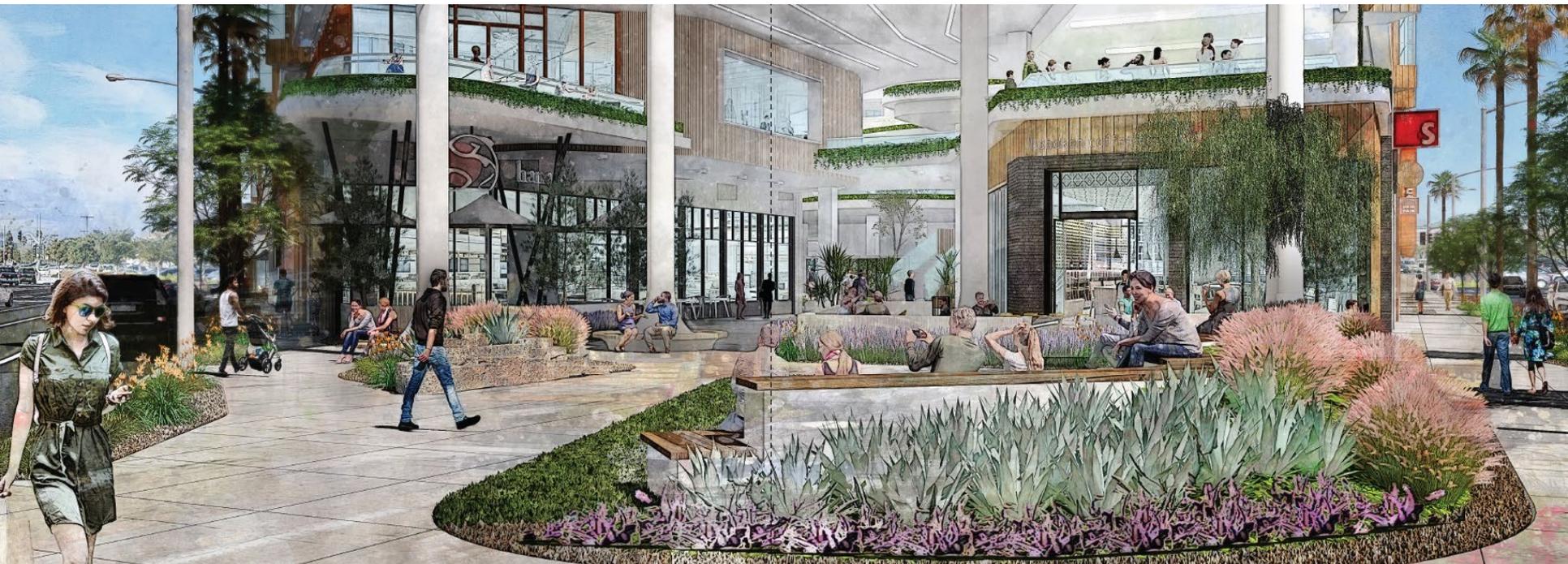


**NASSELLA TENUISSIMA**  
(MEXICAN THREAD GRASS)  
HEIGHT: 2'  
SPREAD: 2'  
WUCOLS: L



**ROSMARINUS OFFICINALIS 'PROSTRATUS'**  
(PROSTRATE ROSEMARY)  
HEIGHT: 2'  
SPREAD: 4'-8'  
WUCOLS: M









# 6. Lighting Design Concept

## 6. Conceptual Lighting

Lighting for the Project is intended to minimize light transmittance and glare from development and the public spaces onto adjacent properties and to provide comfort, safety, and nighttime visibility through shielded, focused and directed illumination. Project material selections will avoid highly reflective surfaces that would result in adverse glare effects on motorists or adjacent uses. Signage for all parts of the Project will be designed in accordance with the CCMC and for optimizing patron and passers-by visibility.

Compliance with Section 17.300.040 of the Culver City Zoning Code will include the following.

1. All lighting fixtures shall be architecturally integrated with the character of the structure.
2. All lighting shall be energy efficient and shielded or recessed so that direct glare and reflections are confined within the boundaries of the site to the maximum extent feasible and shall be directed downward and away from adjoining properties and public rights-of-way.
3. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness.
4. Timers, where acceptable, shall be used to turn off lights during hours when they are not needed.
5. Uniformity or, where appropriate, compatibility of lighting type (i.e., height, wattage, energy efficiency, base support, finish material, texture, color and style of poles and luminaires) shall be provided.
6. Landscaping and pedestrian walkway lights shall be low profile.
7. Freestanding light poles and luminaires shall not exceed a maximum height of 18 feet.
8. Security lighting shall be provided at all entrances and exits.
9. Feature lighting will include illuminated columns and architectural features, seating niches in open space and the Machado Park and Retail storefronts, and up lighting on Project trees.





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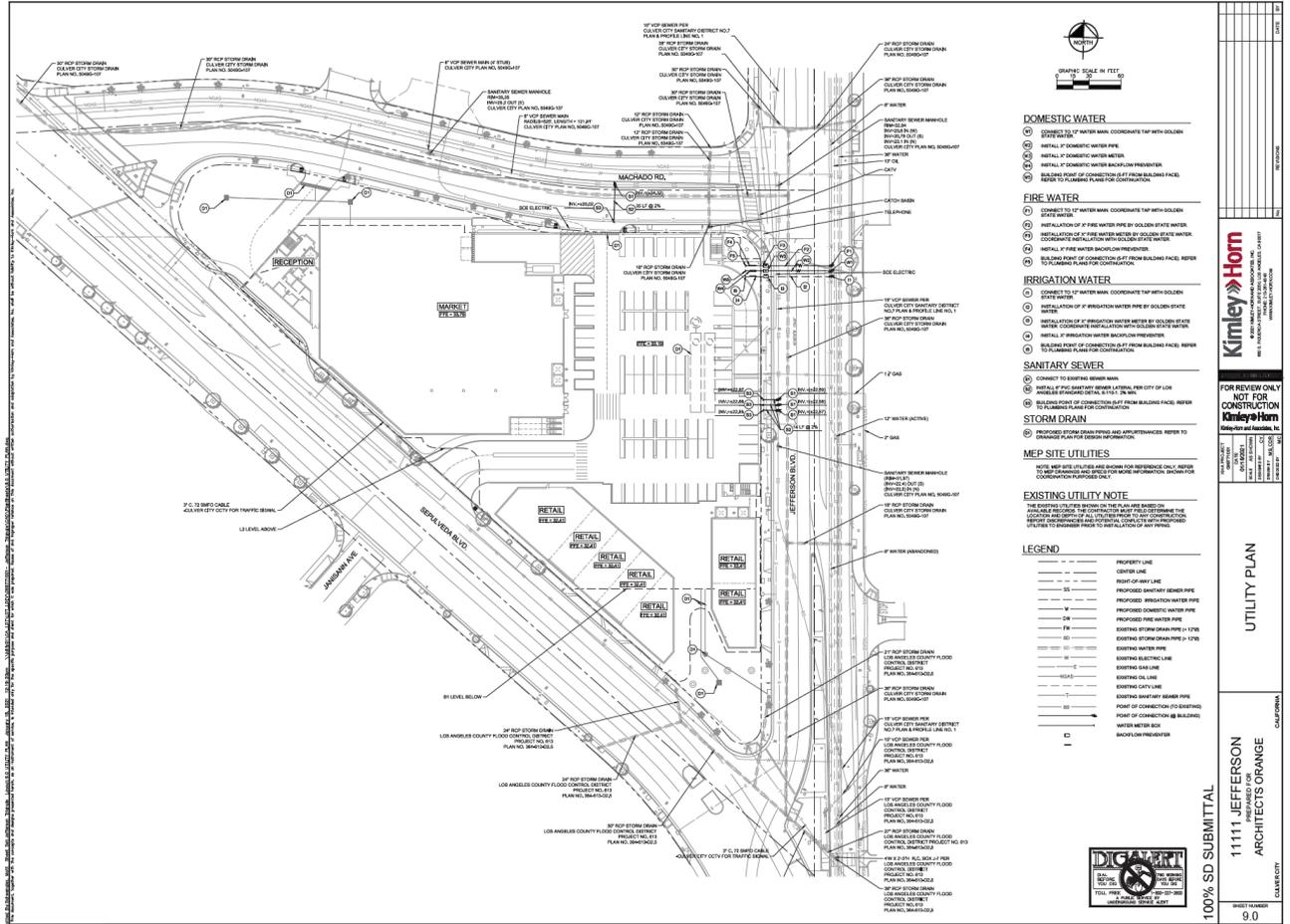




# 7. Civil Engineering



7.2 Utilities



DOMESTIC WATER

- 1. CONNECT TO WATER MAIN. COORDINATE TAP WITH GOLDEN STATE WATER.
- 2. INSTALLATION OF 4\"/>

FIRE WATER

- 1. CONNECT TO WATER MAIN. COORDINATE TAP WITH GOLDEN STATE WATER.
- 2. INSTALLATION OF 4\"/>

IRRIGATION WATER

- 1. CONNECT TO WATER MAIN. COORDINATE TAP WITH GOLDEN STATE WATER.
- 2. INSTALLATION OF 4\"/>

SANITARY SEWER

- 1. CONNECT TO EXISTING SEWER MAIN.
- 2. INSTALLATION OF 8\"/>

STORM DRAIN

- 1. PROVIDE STORM DRAIN PIPING AND APPURTENANCES. REFER TO DRAINAGE PLAN FOR DESIGN INFORMATION.

MEP SITE UTILITIES

NOTE: SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REFERENCE ONLY. REFER TO MEP DRAWINGS AND SPEC FOR MORE INFORMATION. SHOWN FOR CONSTRUCTION INFORMATION ONLY.

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND POTENTIAL CONFLICTS AT THE PROPOSED SITES TO BE EXCAVATED BY THE CONTRACTOR AT HIS RISK.

LEGEND

- PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED IRRIGATION WATER PIPE
- PROPOSED DOMESTIC WATER PIPE
- PROPOSED FIRE WATER PIPE
- EXISTING STORM DRAIN PIPE (4\"/>

DATE									
NO.	DATE	BY	CHECKED	APPROVED					
1									
<b>UTILITY PLAN</b>									
FOR REVIEW ONLY NOT FOR CONSTRUCTION 									
100% SD SUBMITTAL 11111 JEFFERSON PREPARED FOR ARCHITECTS ORANGE CALIFORNIA									
SHEET NUMBER 9.0									



7.3 Grading & Drainage

