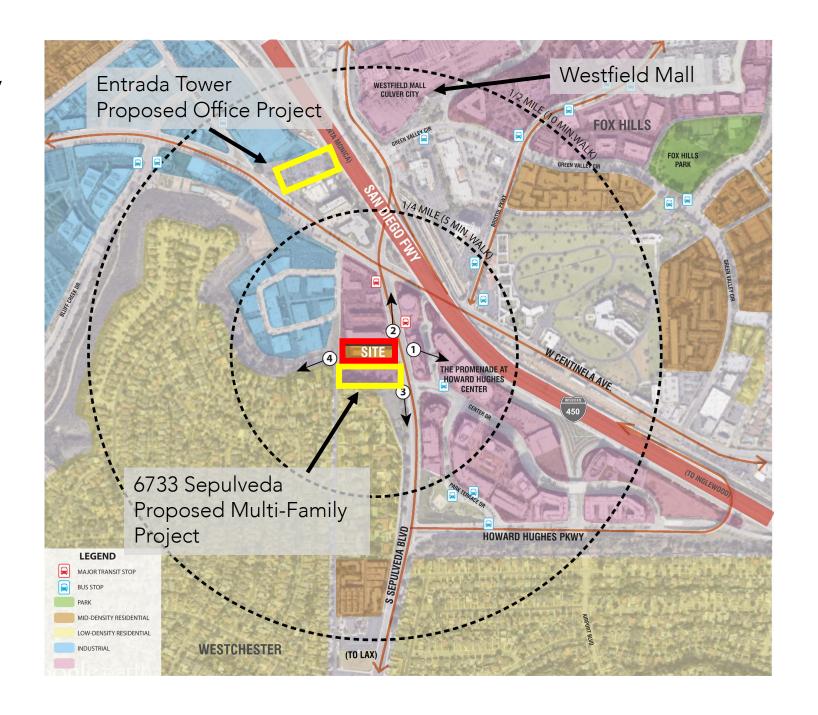


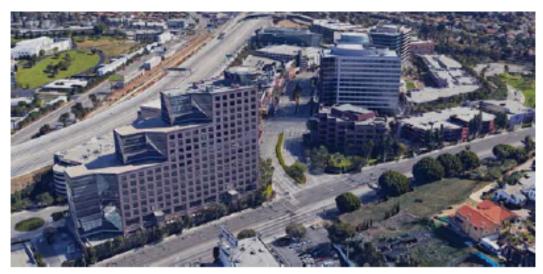
### Project Team

- Dana Sayles, AICP & Olivia Joncich three6ixty
- Rick Stinson & Ryan Hamilton Hanover Company
- Michael Bates The Mobility Group

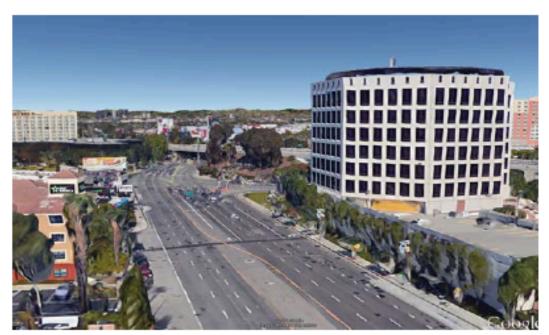
### **Project Vicinity**

- Located on the west side of Sepulveda Boulevard
- South of Centinela Avenue and the 405 Freeway
- Across from the Howard Hughes Center
- Located within a Transit Priority Area
  - Culver City Rapid 6 Bus
  - Metro 2, 3, 6, 110, 217 Buses
  - Community Express 574





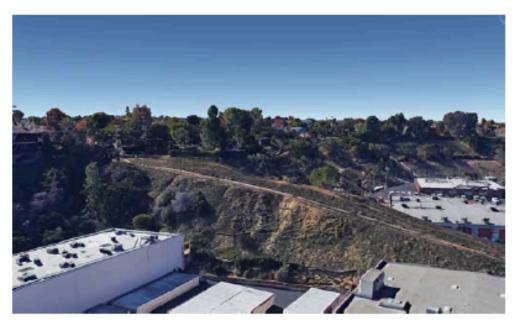
1. VIEW TOWARDS HOWARD HUGHES CENTER



2. VIEW TOWARDS WESTFIELD MALL, CULVER CITY



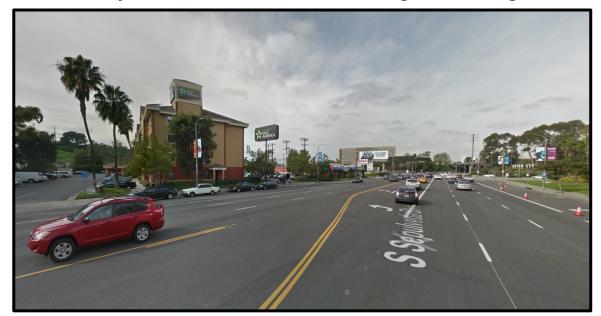
3. VIEW TOWARDS SOUTH



4. VIEW TOWARDS EAST



Project Site with Vacant Storage Building



Adjacent Hotel along Sepulveda Boulevard



Project Site along Sepulveda Boulevard



Arizona Avenue (approx. 200 feet from Site)

### Project Site

Address: 6711 Sepulveda

Land Use: General Commercial

Zoning: C4-1

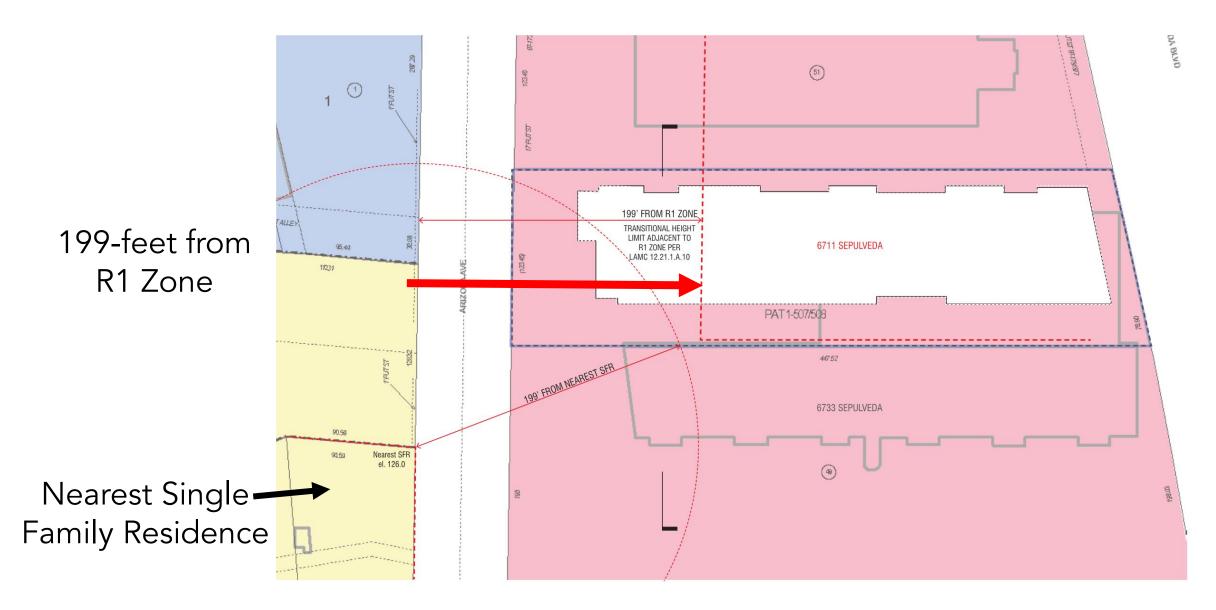
Lot Area: 53,610 SF

Project Site with Existing Storage Facility

Proposed Apartment Building (6733 Sepulveda Blvd)



### Transitional Height



### Entitlement Requests

- Density Bonus (DB) for a 33% increase in density for a total of 180 residential apartment units, setting aside 11% (or 15 units) reserved for Very Low Income Households with two On-Menu Incentives:
  - 1) An increase in Floor Area Ratio to permit a total FAR of 3.0:1 in lieu of 1.5:1
  - 2) A 20% decrease in required open space
- Site Plan Review (SPR) for a project proposing more than 50 new dwelling units
- Waiver of Dedication/Improvements (WDI) along Arizona Street, currently unimproved as a paper street

### Project Description

STANDARDS	PERMITTED w/Density Bonus	PROPOSED PROJECT
Density	183 units	180 units (includes 11% or 15 Very Low Income units)
Unit Mix		18 – Studios 105 – One-Bedrooms 57 – Two-Bedrooms
Floor Area Ratio	3.0 : 1 FAR	3.0 : 1 FAR or 160,830 SF
Vehicle Parking	119 spaces min. (per AB744)	210 spaces
Bicycle Parking	198 bicycle stalls	198 bicycle stalls
Open Space	15,540 SF (utilizing Density Bonus incentive)	15,540 SF 45 new trees
Height	Unlimited	91 feet

### Affordability Schedule

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$18,950	\$21,650	\$24,350	\$27,050	\$29,250	\$31,400	\$33,550	\$35,750
Very Low (50%)	\$31,550	\$36,050	\$40,550	\$45,050	\$48,700	\$52,300	\$55,900	\$59,500
Low (80%)	\$50,500	\$57,700	\$64,900	\$72,100	\$77,900	\$83,650	\$89,450	\$95,200
Moderate (120%)	\$75,700	\$86,500	\$97,300	\$108,100	\$116,900	\$125,500	\$134,150	\$142,800

Income: Extremely Low: 0% - 30% AMI Low: 50% - 80% AMI

Very Low: 30% - 50% AMI Moderate: 80% - 120% AMI

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size						
	0	1	2	3	4	5	
Extremely Low (30%)	\$326	\$373	\$420	\$466	\$503	\$541	
Very Low (50%)	\$544	\$622	\$699	\$777	\$839	\$901	
Low (60%)	\$653	\$746	\$839	\$932	\$1,007	\$1,081	
Moderate (110%)	\$1,196	\$1,367	\$1,538	\$1,709	\$1,846	\$1,983	

### Hanover Company – Recent LA Developments

















Clubhouse



Fitness Center



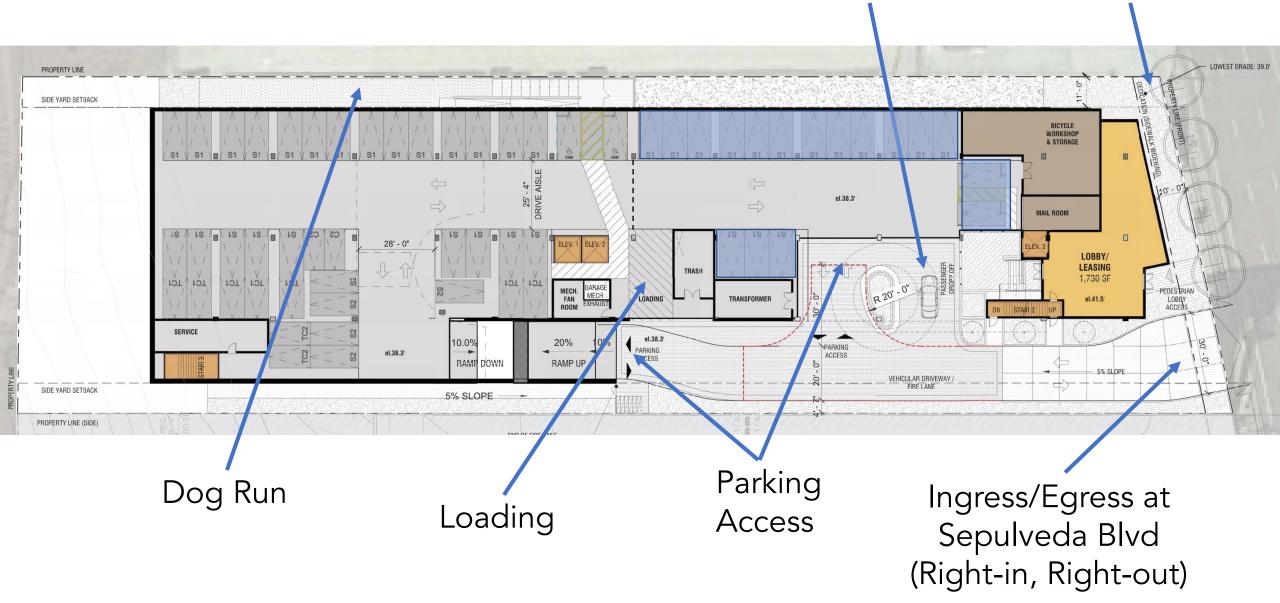
Residences

# Outdoor Spaces

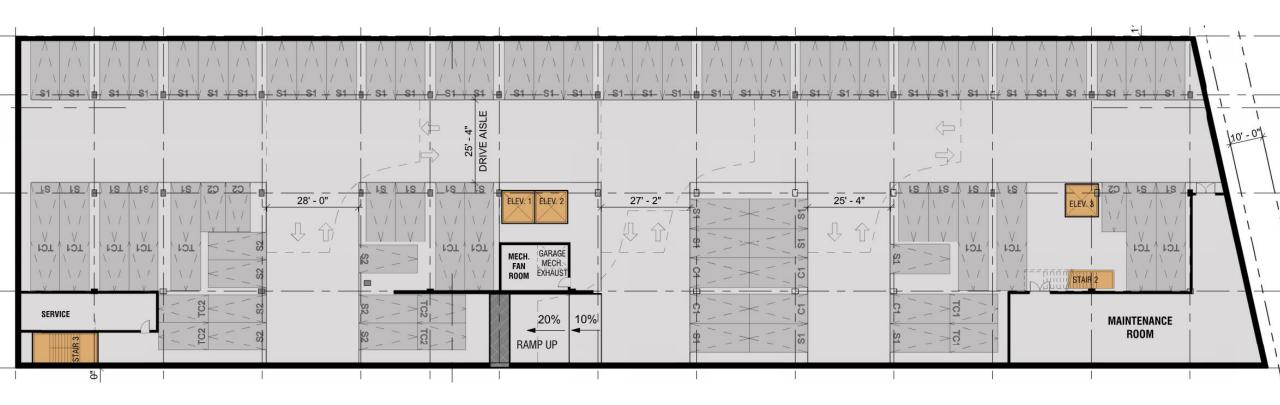
### Site Plan/Ground Floor

Passenger Drop Off/Ride Share

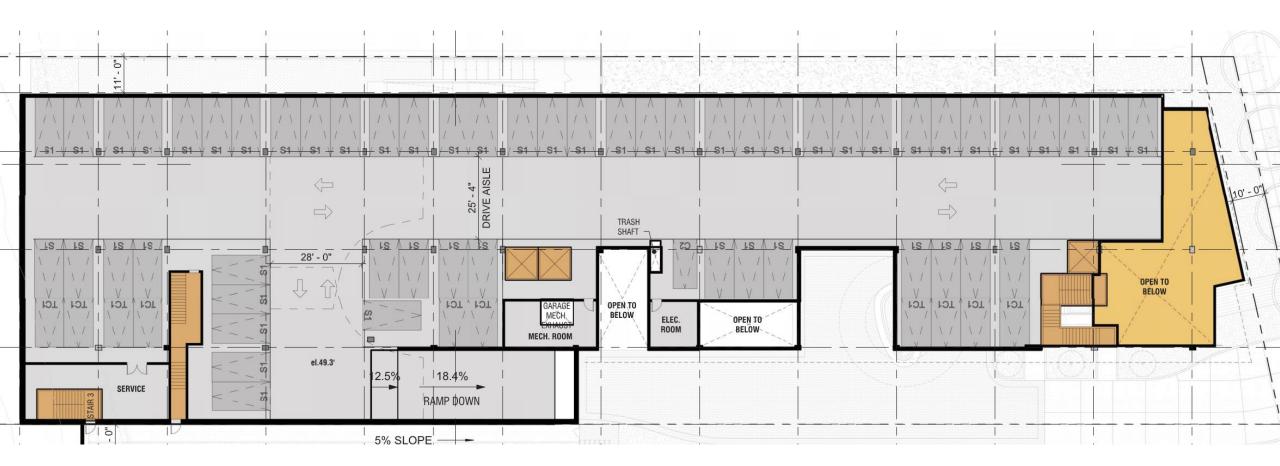
10-foot dedication to widen sidewalk



### Basement Floor Plan



### Second Floor Plan

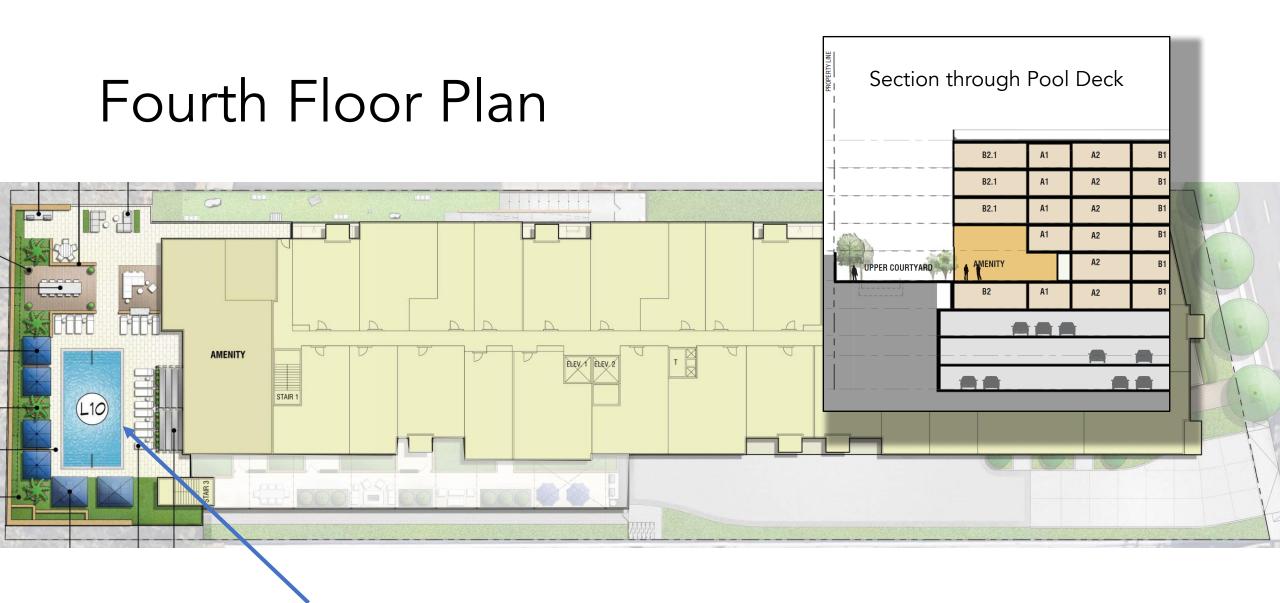


(Parking is provided in three levels: basement, ground floor, second floor)

### Third Floor Plan

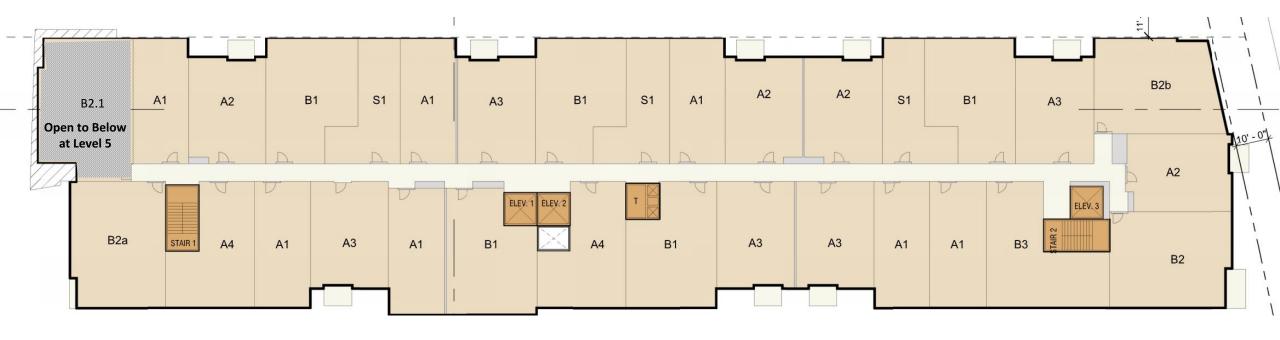


Lower Courtyard provides common open space



Pool deck, patio and dining area (Located at 71-feet above sea level; nearest home at 129.5-feet above sea level)

### Fifth-Seventh Floor Plan



### Eighth Floor Plan



### West Elevation

(Pool Area)

# East Elevation



(From Sepulveda Boulevard)

### North Elevation



(Sepulveda Boulevard)

### South Elevation (Pool Deck)



## Section through Arizona Avenue









### Traffic Analysis

- Study conducted under direction of, and approved by, the City of Los Angeles and the City of Culver City
- With mitigation measure at one location (Sepulveda & Centinela), the project will cause no significant impacts
- The project will contribute to the Culver City Arterial Intelligent Transportation System to improve signals and traffic control

