



6501 S. SEPULVEDA



LOCATION



CURRENT SITE

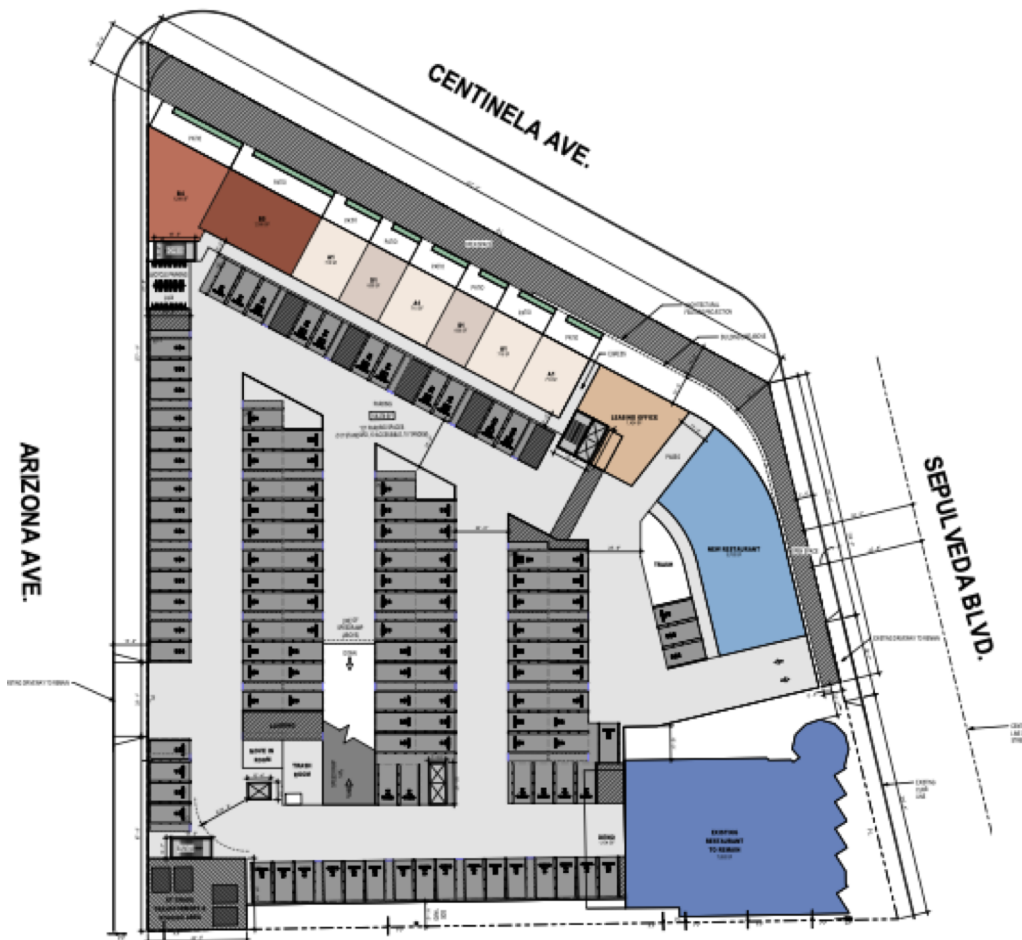
PROPOSED PROJECT

- 362 apartment homes
 - 124 Studios
 - 112 One Bedroom
 - 126 Two Bedroom
 - 41 Very low income units
- 3,700 sq.ft. of new commercial
- Preservation of Dinah's
- 520 Parking stalls

ENTITLEMENTS

- Density Bonus including the following requests:
 - Floor Area Ratio of 3.75 in lieu of 1.5
 - Reduced space between buildings (0 feet in lieu of 32 feet)
 - Passageway of 5 feet in lieu of 10 feet.
 - 21% reduction in open space (31,086 sq.ft. in lieu of 39,350 sq.ft.)
- Conditional Use Permit for a 50% density increase
- Site Plan Review
- Waiver of Dedication along Sepulveda

GROUND FLOOR PLAN



Centinela Frontage

- 8 homes that connect directly to the street
- Lined with landscaped open space and patios

Sepulveda Frontage

- Preservation of the Dinah's restaurant
- 3,700sf of new commercial space to bring neighborhood serving retail to the western side of Sepulveda Blvd.

PODIUM LEVEL PLAN



Central Open Space

- Podium includes an open space amenity and pool.

Roof Deck

- A typical roof deck is not provided due to previous concerns expressed by this Council.
- Smaller 1,000sf roof area is provided at the corner of Sepulveda and Centinela.

PROPOSED PROJECT



PEDESTRIAN VIEW



DESIGN FOR PEDESTRIANS

- Designed to provide connectivity and enliven the ground floor with commercial space.
- Includes elements such as well landscaped planting areas that diffuse height.
- Homes directly on the street along Centinela to create a neighborhood feel.

DESIGNING COMMUNITY

ARCHITECTURAL WHIMSY

Given the rich-history of Dinah's in Westchester the developer has identified the preservation of this structure as a critical component for the project. It informs the design of the building, and begins to provide visual nuance and character to this regionally significant intersection and area.



COMMUNITY AMENITIES

JOBS HOUSING BALANCE

With the project being across the street from the Howard Hughes Center, less than ½ mile from Playa Vista, and less than 5 miles from the LAX, LMU, Culver City, and the beach, the location allows a right-sizing of the Jobs-Housing balance.



QUESTIONS?

