

COMPREHENSIVE PLAN, AMENDMENT #1
WENDE MUSEUM - CREATIVE COMMUNITY CENTER
ADDRESS: 10808 – 10860 CULVER BOULEVARD, CULVER CITY, CA (LOTS 9 -30)

OCTOBER 2021

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PROJECT SUMMARY & CONTEXT

Project Summary and Background

The Wende Museum and Archive of the Cold War Inc. (the “Wende”), a 501(c)(3) non-profit organization, is an art museum, historical archive, and center for community engagement. In 2014, the City adopted by Ordinance No. 2014-001, a Comprehensive Plan CP P2013176 (the “Comprehensive Plan”) for the Wende Museum at the Armory (the “Museum”), encompassing approximately 38,305 square feet (Lots 14-30 of Tract 9974, “Area 1”) of a larger parcel (Lots 1-30), measuring 1.55 acres (49,571.25 square feet), to facilitate the Museum’s use of the 13,073 square foot Armory building located at 10808 Culver Boulevard (Phase One). Pursuant to the Comprehensive Plan, the Wende Museum has made its home at the Armory since 2017.

Comprehensive Plan Amendment No. 1 (“Amendment No. 1”) expands the boundaries of the Comprehensive Plan to encompass an additional 11,267 square feet (Lots 9-13 of Tract 9974) (the “Expansion Area”) of property to the west of the existing Museum site, for a total of 49,571 square feet of lot area (1.12 acres for lots 9-30). The Expansion Area is comprised of two areas, which includes 6,759.75 square feet to be used for a Creative Community Center (“Area 2”) and 4,507 square feet to be used for future affordable housing and community garden (“Area 3”). The purpose of Amendment No. 1 is to provide for the redevelopment of 1) the former AmVets property at 10858 Culver Boulevard (Lots 11, 12, and 13 of Tract 9974) into a new Creative Community Center adjacent to the Museum (“Phase Two”), and 2) the westerly portion of the Expansion Area (Lots 9 and 10 of Tract 9974) to include a publicly-accessible garden and up to six affordable housing units (“Phase Three”). Inclusive of the proposed Expansion Area, the new boundary of the Comprehensive Plan is referred to herein as the “Project Site.”

Under Phase Two, Amendment No. 1 would allow the demolition of a 2,200 square foot building and construction of 5,102 square feet of new space on Area 2. An existing 1,920 square foot A-Frame building at the site will be retained and combined with the new 5,102 square feet to create a 7,022 square foot Creative Community Center. The proposed uses for the Creative Community Center include meeting and gathering spaces, archives and artifact storage, presentation, and conservation; a demonstration garden; lectures and conferences; programs; tutoring; art classes; music and dancing events; celebrations; and performances. The existing garden at the Museum would be expanded to connect and integrate the new development with the existing Museum and sculpture garden. Phase Three will allow for the future repurposing of the existing community garden space on Area 3 to accommodate the development of six affordable housing units and a new publicly accessible garden.

Consistent with the Culver City Municipal Code (CCMC), the amended Comprehensive Plan is anticipated to be completed within four years of Amendment No. 1’s approval. Implementation of Phase Two is scheduled to commence shortly after approval of Amendment No. 1, with construction anticipated to begin in January 2022 and be completed by the end of 2022. Implementation of Phase Three will proceed subject to City approval of required permits a Planning Commission design conformance review.

The Site anchors a mile-long stretch of arts venues along Culver Boulevard, including several dozen permanent public art installations, live music venues and theaters (The Actors’ Gang, Kirk Douglas Theatre) and museums (The Wende Museum and the Culver City Historical Society). It connects the downtown arts district with the 405 Freeway, the city’s westside artery, creating a “cultural corridor” .” The Museum repurposed a former armory that had been used as a seasonal homeless shelter and the surrounding open land, establishing a new cultural landmark for Culver City. The Site is located on the south side of Culver Boulevard, between Coombs Avenue and Elenda Street. It is surrounded predominantly by residential subdivisions to the north, south, and west, and by Veterans Park to the east. The Site is fronted by a wide surface public parking lot and concrete sidewalk extending the entire length of this block and the block to the east (in front of Veterans Memorial Park). A wide landscaped median containing evergreen trees separates the parking lot and sidewalk from Culver Boulevard. The parcel area between the Site’s western boundary and Elenda Street are occupied by the Boy Scouts Hut and Rock and Mineral Club (10866 Culver Blvd), and paddle tennis courts.

Project Objectives

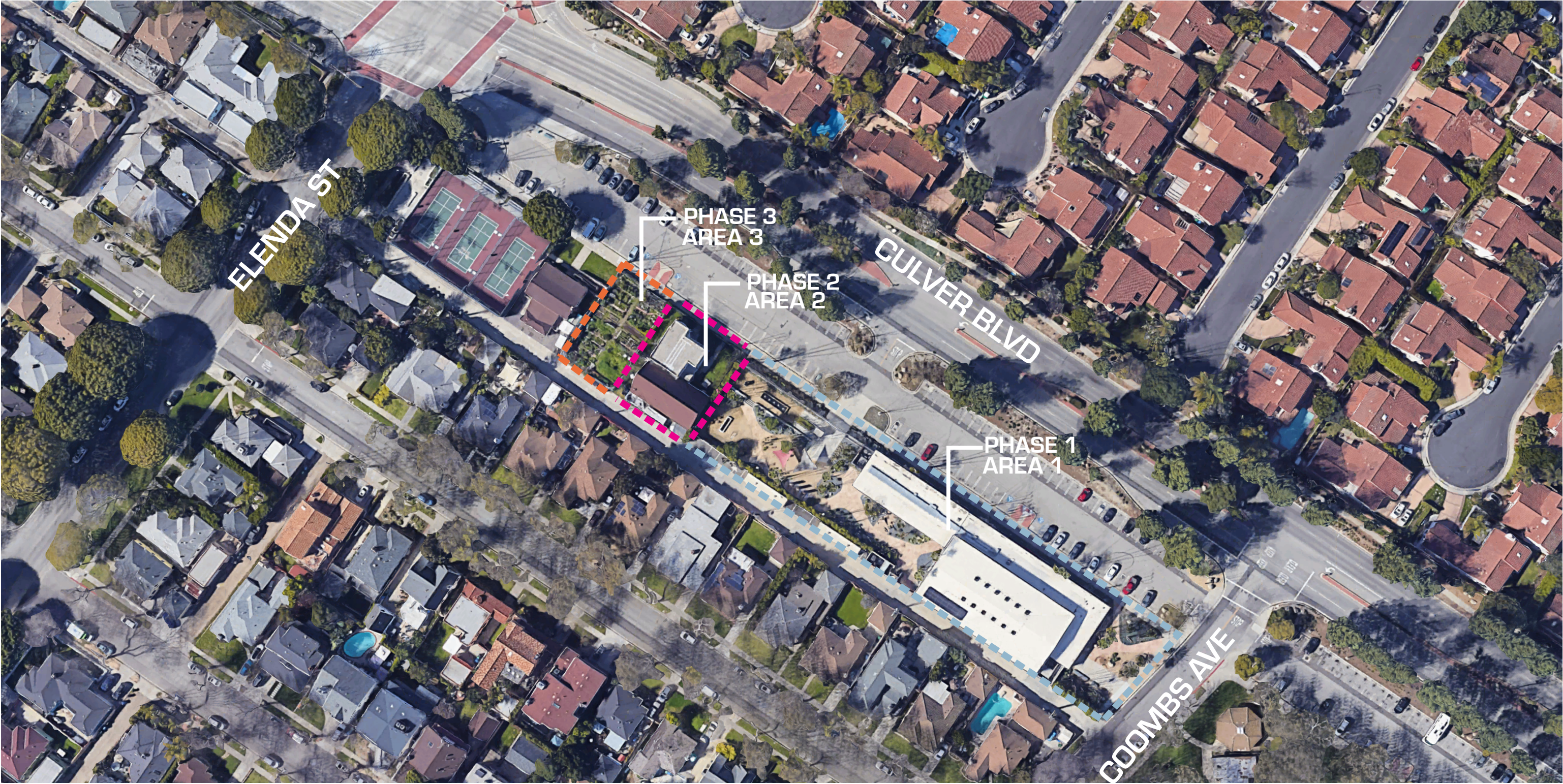
- Demonstrate a comprehensive vision for the future growth and development of the site with a focus on culture, art, and affordable housing.
- Create a ‘master plan’ that identifies permitted uses that contribute to the community and the City’s cultural resources.
- Strengthen the identity and impact of the “Culver City Cultural Corridor”
- Provide for the development of affordable housing units that have a synergy with the Wende Museum and Creative Community Center and the surrounding community.
- Holistically address complimentary City priorities of fostering cultural resources and creation of affordable housing.
- Adaptively reuse existing resources in promotion of City priorities.

Project Context

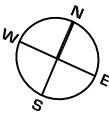
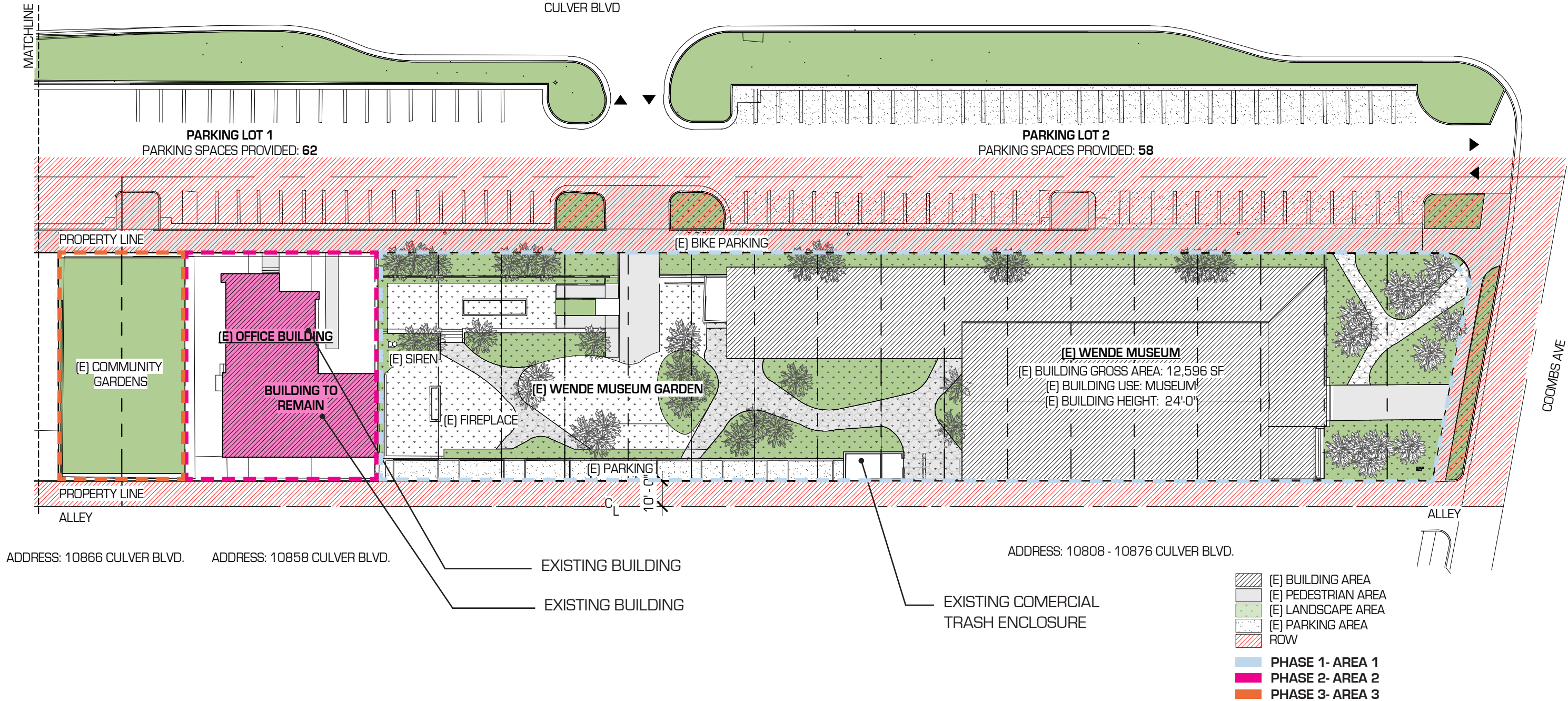
CULVER CITY COMPREHENSIVE PLAN



EXISTING PROJECT SITE AERIAL PHOTO

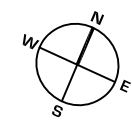
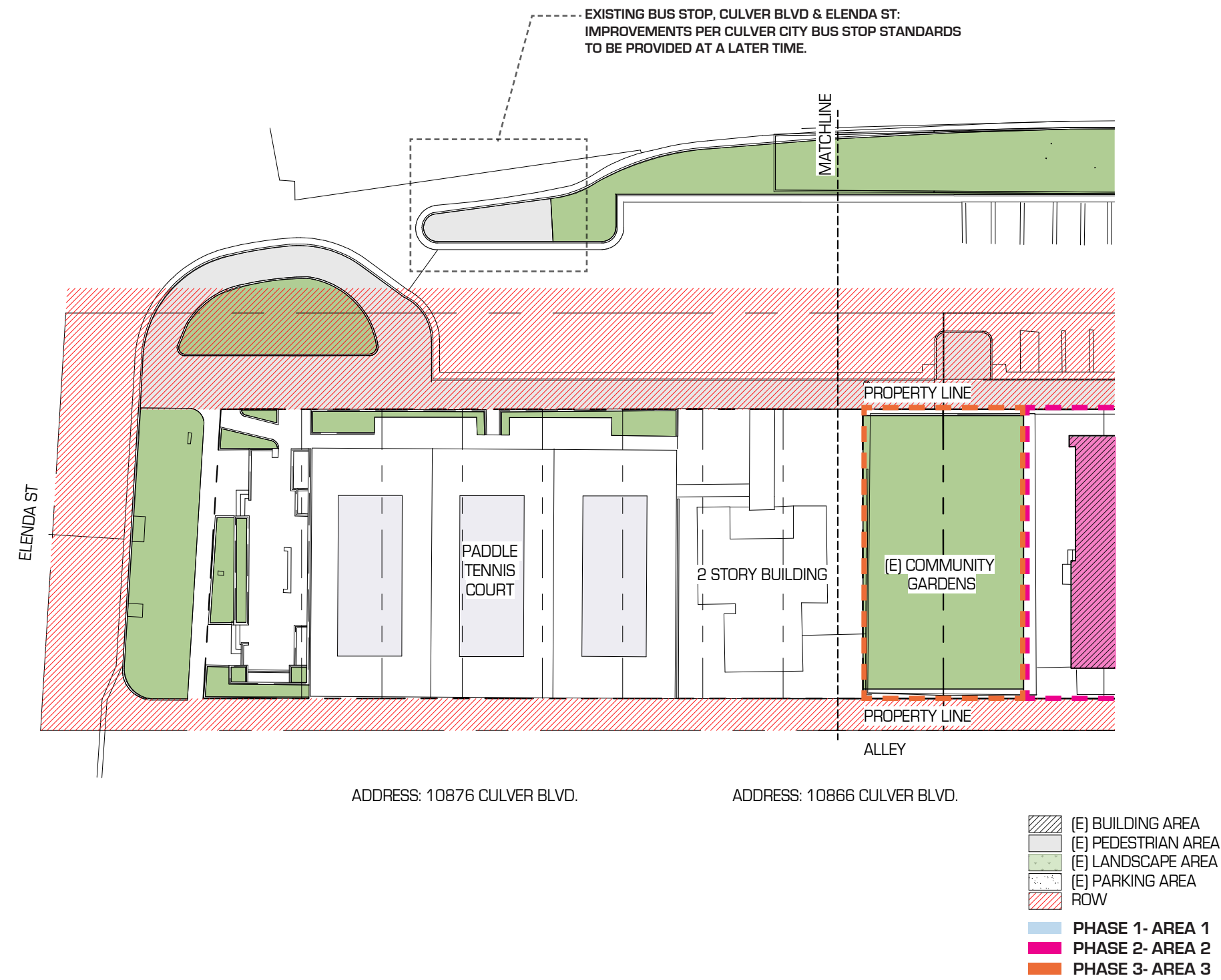


EXISTING PROJECT SITE PLAN: LOTS 11 - 30



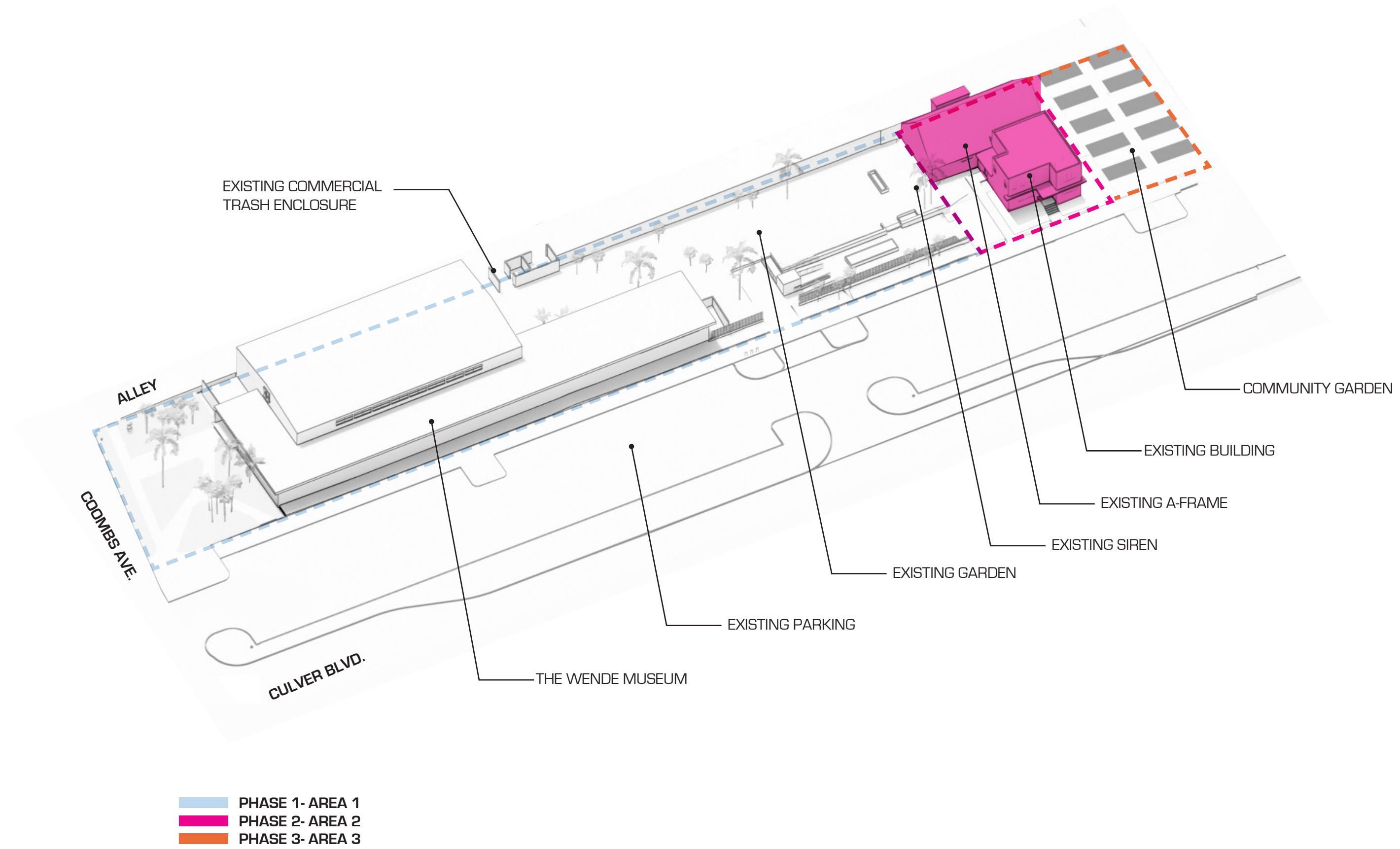
EXISTING PROJECT SITE PLAN

EXISTING PROJECT SITE PLAN: LOTS 1 - 10



EXISTING PROJECT SITE PLAN

EXISTING PROJECT SITE AXONOMETRIC



COMPREHENSIVE PLAN PHASES

THE LAND REFERRED IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS: LOT 9-30 OF TRACT NO. 9974 AS PER MAP RECORDED IN BOOK 139 PAGES 1-2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. THE TOTAL LOT AREA IS 49,571.25 SQUARE FEET.

PLAN PHASES

PHASE 1 - AREA 1 (LOTS 14-30) :	38,305 SQ. FT.
PHASE 2 - AREA 2 (LOTS 11-13) :	6,760 SQ. FT.
PHASE 3 - AREA 3 (LOTS 9-10) :	4,507 SQ. FT.
TOTAL:	49,572 SQ. FT.

PHASE ONE - WENDE MUSEUM

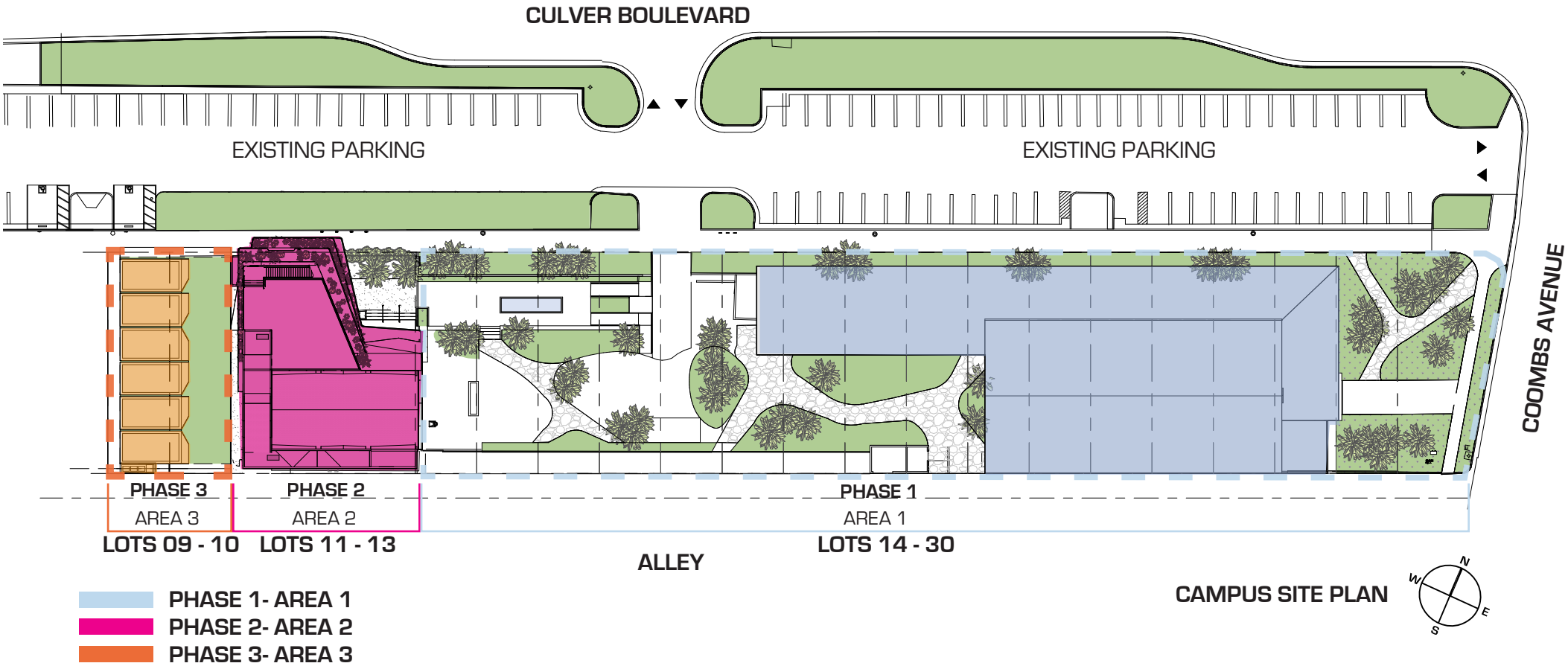
LOT AREA (14-30) :	38,305 SQ. FT.
EXISTING BUILDING AREA:	14,023 SQ. FT. (INCLUDING 950 SQ. FT. MEZZANINE)
EXISTING PROJECT SITE COVERAGE:	13,073 SQ. FT. (GROSS)

PHASE TWO - CREATIVE COMMUNITY CENTER

LOT AREA (11-13):	6,760 SQ. FT.
EXISTING BUILDING AREA	
A-FRAME:	1,920 SQ. FT.
OFFICES:	2,200 SQ. FT. (TO BE DEMOLISHED)
TOTAL AREA:	4,120 SQ. FT.
EXISTING PROJECT SITE COVERAGE:	3,121 SQ. FT. (GROSS)
PROPOSED BUILDING GROSS FLOOR AREA	
A-FRAME:	1,920 SQ. FT.
NEW CONSTRUCTION	5,102 SQ. FT.
GROSS FLOOR AREA:	7,022 SQ. FT.
PROPOSED PROJECT SITE COVERAGE:	6,102 SQ. FT. (GROSS)

PHASE THREE - COMMUNITY GARDEN + AFFORDABLE HOUSING

LOT AREA (9-10):	4,507 SQ. FT.
EXISTING BUILDING AREA:	0 SQ. FT.
EXISTING GARDEN SPACE:	4,507 SQ. FT.
EXISTING SITE COVERAGE:	0 SQ. FT.
PROPOSED BUILDING AREA	
HOUSING:	1,950 SQ. FT. (UP TO 325 SQ. FT. PER UNIT)
PROPOSED HOUSING GARDEN:	1,780 SQ. FT.
PROPOSED SITE COVERAGE:	2,774 SQ. FT. (GROSS)
PROPOSED GARDEN SPACE:	2,731 SQ. FT.
TOTAL PROPOSED GARDEN:	4,511 SQ. FT.



PHASE ONE - WENDE MUSEUMⁱⁱ

Phase One Objectives

- Establish permanent facilities for the Wende Museum and Archive of the Cold War at the former National Guard Armory.
- Activate an underused civic space by establishing a new museum, art historical archive, and center for community engagement.
- Complement and enhance Culver City’s existing local art and cultural resources.
- Adaptively reuse an existing City structure and surrounding property, restoring them in an environmentally responsible manner.

The Museum occupies an existing one-story, 13,073 square foot Armory building located at 10808 Culver Boulevard. Improvements to the building included an internal addition of 950 square feet of mezzanine/storage area. The Museum project also included improvements to the building’s exterior, including the use of smooth stucco and sandblasted concrete as part of the new building façade and fasciae around the building. A surface parking and storage area was repurposed with a sculptural garden, highlighted by new landscaping, decorative pavers and artifact displays. The Museum provides an eco-friendly restoration of the building and its surrounding property as an adaptive re-use that has greatly enhanced the neighborhood.

The Museum provides for programs, separate offices and research workspaces, collections receiving and processing, artifact storage, and increased exhibition space for temporary and permanent exhibitions and public programming to fulfill the Museum’s mission . Storage was improved by establishing microclimates for different collection formats and by transitioning the collection into a combination of visitor-accessible open storage and efficient compact storage. In addition, controlled lighting and increased security follow museum best practices for its rare collection. The Museum operates film screenings, health and wellness classes, gatherings, music and dance performances, museum installations, family day activities, art lessons, exercise and aerobics, gardening and landscaping, demonstrations, readings, lectures, presentations, breakfasts, lunches and dinners, coffee and tea, convening, conferences, and other activities related to a cultural center in the outdoor garden that was developed as part of Phase 1.

EXISTING WENDE MUSEUM PHOTOS



CORNER OF COOMBS AND CULVER | 1



INTERIOR GARDEN EAST | 3



GARDEN WALK WAY | 5



ENTRY FROM COOMBS | 7



INTERIOR GARDEN WEST | 2



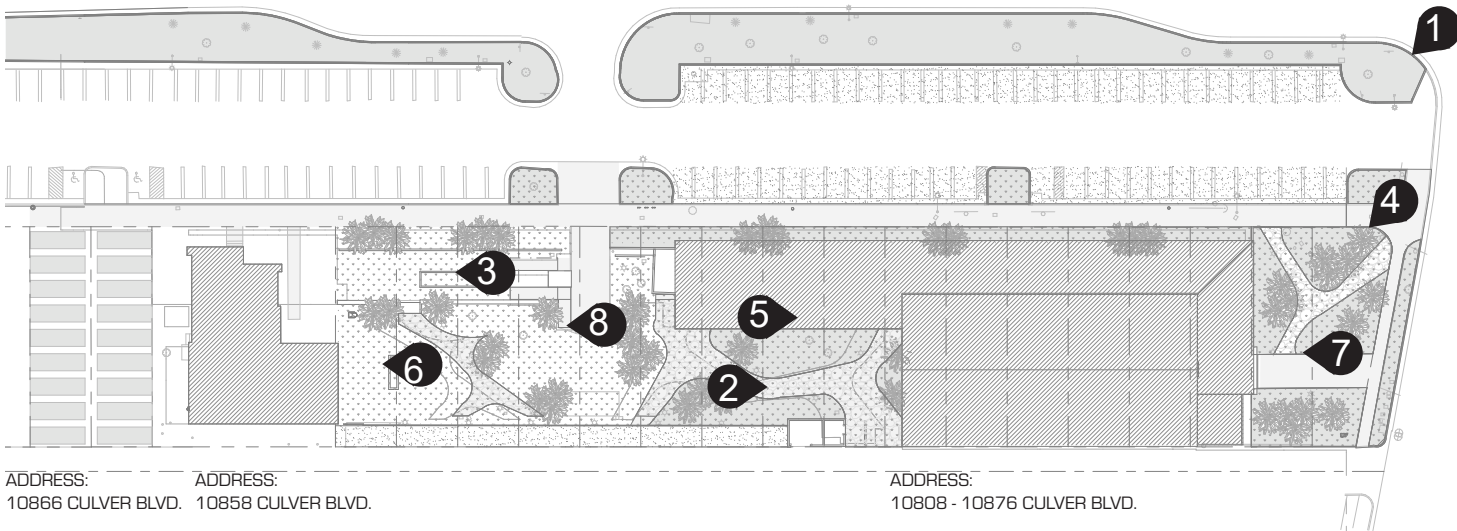
CORNER OF COOMBS AND CULVER | 4



INTERIOR GARDEN AFRA | 6



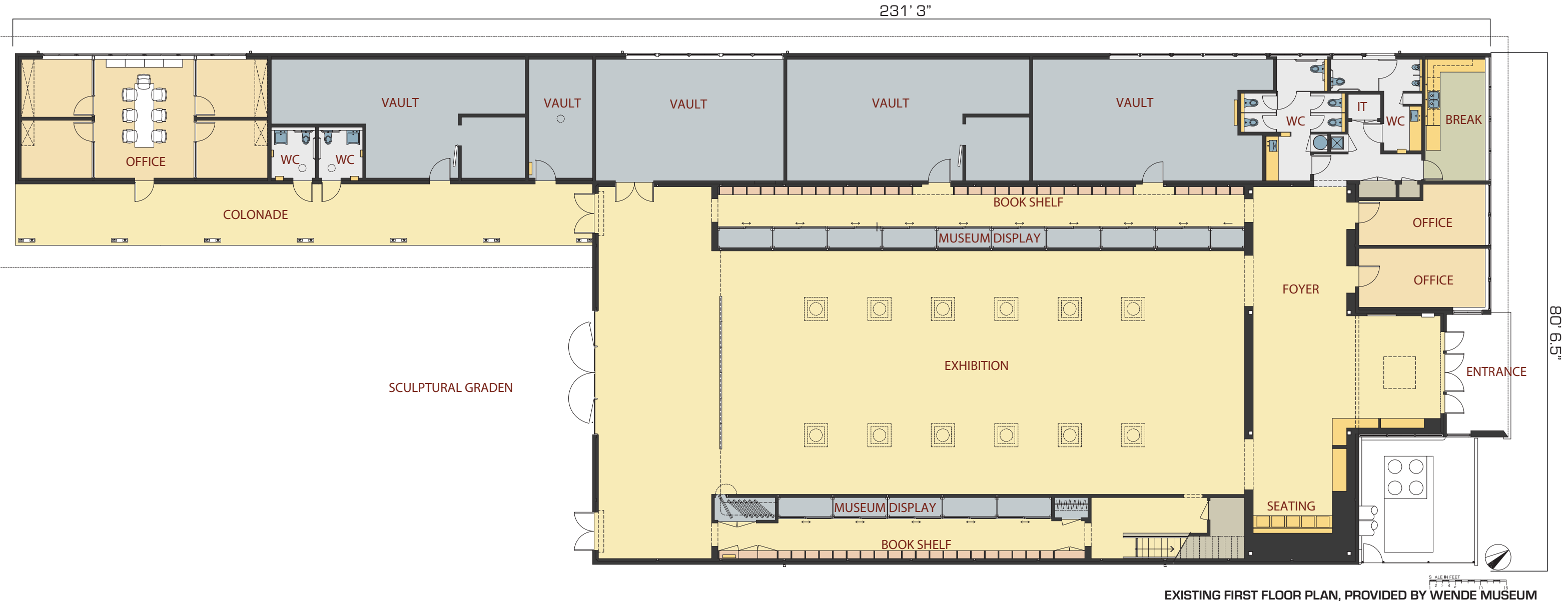
INTERIOR GARDEN NORTH | 8



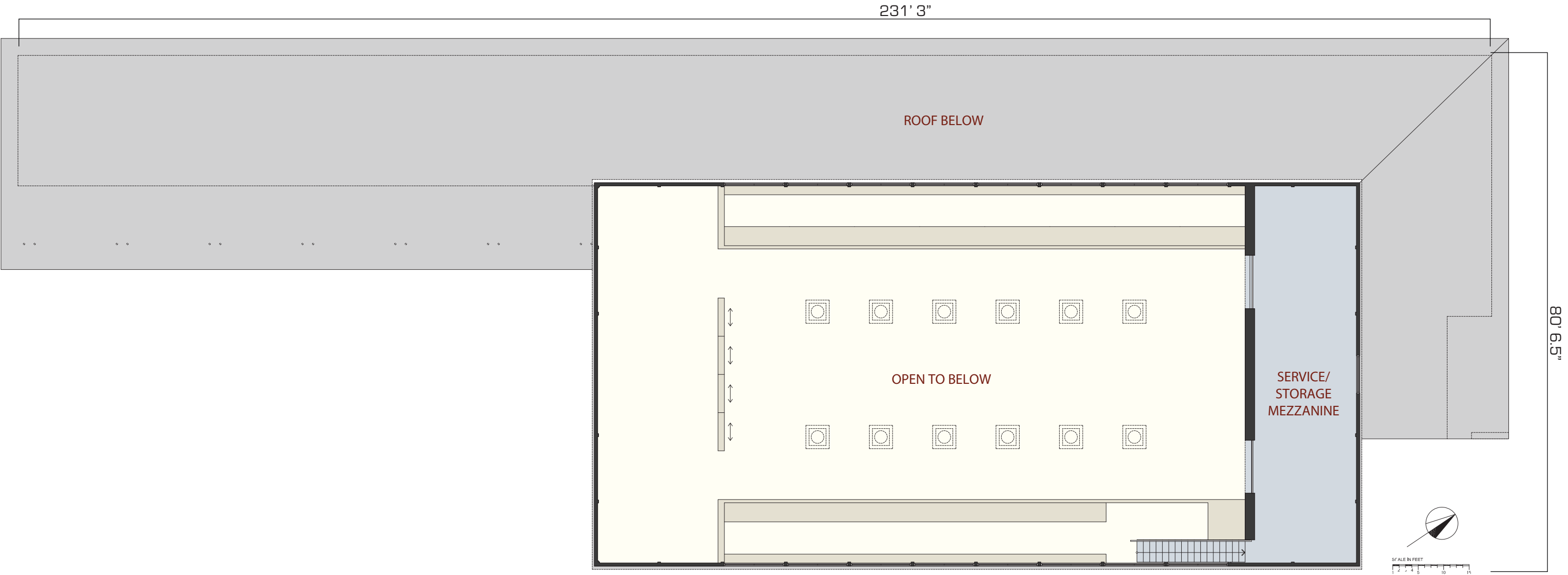
ADDRESS: 10866 CULVER BLVD. ADDRESS: 10858 CULVER BLVD.

ADDRESS: 10808 - 10876 CULVER BLVD.

EXISTING WENDE FLOOR PLANS



EXISTING WENDE FLOOR PLANS



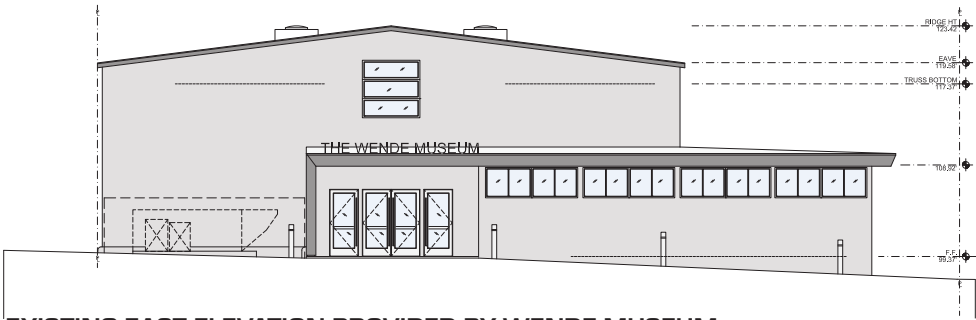
EXISTING MEZZANINE FLOOR PLAN, PROVIDED BY WENDE MUSEUM

EXISTING WENDE ROOF PLAN

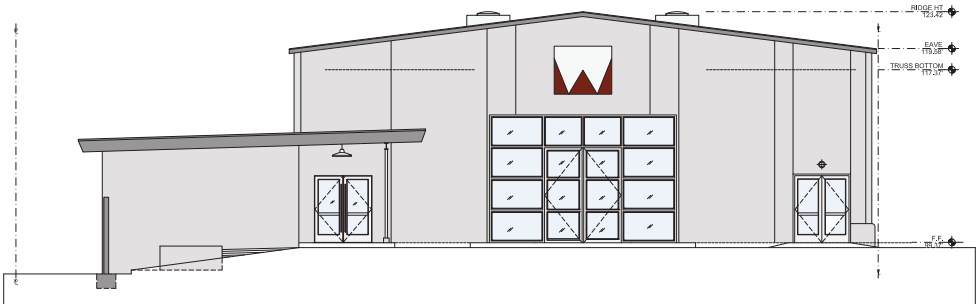


EXISTING ROOF PLAN, PROVIDED BY WENDE MUSEUM

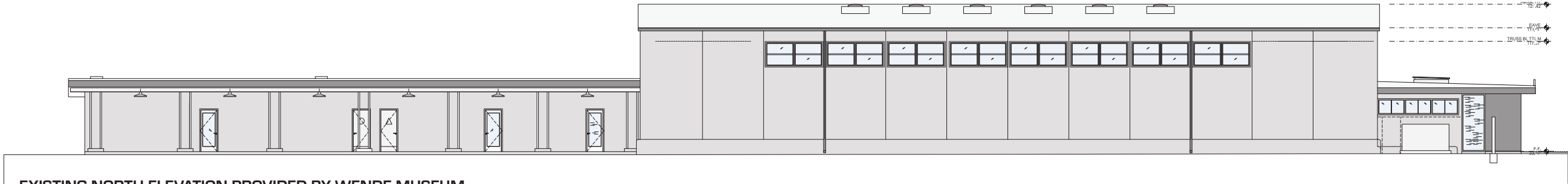
EXISTING WENDE ELEVATIONS



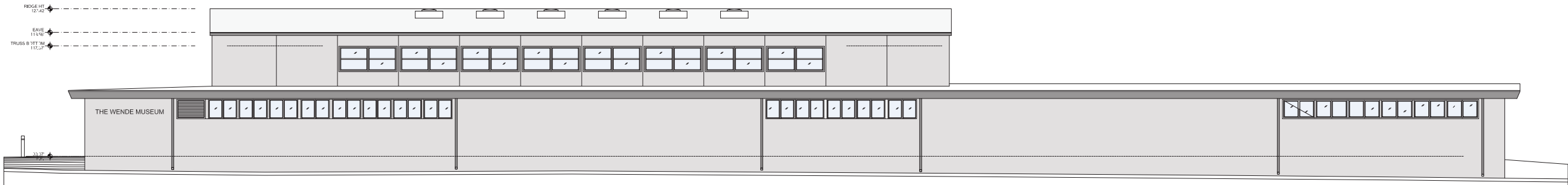
EXISTING EAST ELEVATION PROVIDED BY WENDE MUSEUM



EXISTING WEST ELEVATION PROVIDED BY WENDE MUSEUM



EXISTING NORTH ELEVATION PROVIDED BY WENDE MUSEUM



EXISTING SOUTH ELEVATION PROVIDED BY WENDE MUSEUM

PHASE TWO - AREA 2: CREATIVE COMMUNITY CENTER

Phase Two Objectives

- Strengthen the identity and impact of the “Culver City Cultural Corridor”
- Expand the Wende Museum’s capacity and ability to serve as a community resource by creating additional, more functional facilities for community engagement activities.
- Maintain and establish operational, meeting, and educational space for community partners including the United States Veterans’ Artist Alliance, Culver City Unified School District, the Mayme A. Clayton Library and Museum, and Upward Bound House.
- Expand access to Wende Museum resources for scholars, artists, students, journalists, artists, authors, filmmakers, and the general public.
- Adaptively reuse an existing City structure and surrounding property, renovating the AmVets Building in an environmentally responsible manner.

The Expansion Area is comprised of 11,266.25 square feet (Area 2 and Area 3), and is currently developed with a two-story, 4,120 square feet, building at 10858 Culver Boulevard and with a community garden. The existing two-story segment of the building was originally constructed as a single family residence at 3829 Delmas Terrace in approximately 1924. The building was moved to its current site in 1950 for use as Veterans of Foreign Wars (VFW) Culver Palms Post No. 1476. The VFW added the one-story A-Frame structure, 1,920 square feet, to the rear of the two-story segment at that same time. The VFW occupied the building for 45 years, using it not only for its own membership, but also for other civic and veterans groups such as the VFW Post 1476 Ladies Auxiliary, the Knights of Columbus, and American Veterans of World War II, as well as local theater and performance groups.

In 1996, AmVets Post No. 2 took over occupancy of 10858 Culver Boulevard, using the two-story portion of the building for offices and the one-story portion as a multi-purpose assembly space. AmVets remained in the City-owned building until November 5, 2018, vacating the building at that time due to disrepair and structural deficiencies.

Pursuant to the Historic Resource Evaluation prepared by Architectural Resources Group for the City of Culver City in 2019, the building at 10858 Culver Boulevard is eligible for listing as a City of Culver City Cultural Resource, at the Recognized level. This level of designation indicates the building is of architectural, historical, or cultural interest per the Culver City Municipal Code and does not carry protections or requirements for regulation, as it is an honorific designation.

Phase Two of the Comprehensive Plan proposes the demolition of the 2,200 square feet, two-story segment of the building and renovation of the remaining existing 1,920 square foot single-story segment of the building in Area 2. The renovated portion will be combined with a proposed three-story, 5,102 square foot addition, for a total of 7,022 square feet, to be used as a Creative Community Center, introducing a new gathering place at a key location within the City.

The resulting building will be utilized as a multi-use space, incorporating a multi-purpose room for live performance and literary events, classrooms for dance and art instruction, a demonstration garden, skill-sharing and resource exchange areas, meeting rooms, tutorial offices, dedicated places for hands-on learning opportunities, and exhibition spaces. In addition, it will contain ancillary spaces and uses related to the operation of the facility, including offices, meeting rooms, and a small kitchen facility for on-site catering, as listed below. The Wende will operate the existing Museum and the Creative Community Center together, coordinating programming and use to ensure that the number of visitors on a daily basis at the site will remain consistent with current levels.

Street level landscaping and sculpture will be included in the Project Site’s redevelopment, as well as a rooftop garden. The existing garden at the Museum will be expanded to establish continuity between the new development and the existing Museum and sculpture garden. The Wende will continue to operate film screenings, health and wellness classes, gatherings, music and dance performances, museum installations, family day activities, art lessons, exercise and aerobics, gardening and landscaping, demonstrations, readings, lectures, presentations, breakfasts, lunches and dinners, coffee and tea, convening, conferences, and other activities related to a cultural center in the garden.

PHASE TWO - AREA 2: CREATIVE COMMUNITY CENTER

Phase Two Objectives

The Wende will work closely with partner organizations from the local community, including veterans groups, cultural and non-profit organizations and the Culver City Unified School District (CCUSD) in its operations of the Creative Community Center. For example:

- The Site’s historic affiliation with the veteran community will continue as the United States Veterans’ Artist Alliance will be given access to the renovated, state-of-the-art venue for meetings and performances as well as access to critical services, all free-of-charge.
- Upward Bound House, which works to eliminate homelessness among families with children, will have access to cultural and educational programming offered by the Wende and other partner organizations, as well as use of tutorial and meeting spaces, and special access to the rooftop demonstration garden.
- The Mayme A. Clayton Library and Museum (MCLM) in Culver City, an archive of African American culture including documents, books, musical records, and ephemera, will have use of the Creative Community Center for programs, projects, lectures, and special events, in perpetuity. Establishment of the Creative Community Center will enable the Museum to provide permanent exhibition space to MCLM.
- The Creative Community Center includes dedicated project-based learning spaces for CCUSD’s elementary, middle, and high schools. The Creative Community Center will be equipped for CCUSD programming, including: face-to-face oral histories, printmaking workshops, and conflict resolution courses; establishment of a capstone project program on “then-and-now” themes of political movements, civil rights, and social justice. The Creative Community Center will be equipped to support dance, music, and performing arts (in conjunction with Culver City High School’s Academy of Visual and Performing Arts) by providing a flexible assembly space.

1. Multi-Purpose room/assembly space	1,846 sq. ft. – 88 Seats total with telescopic seating for flexible arrangements.
2. Breakroom/Pantry	152 sq. ft. – Used for performers to relax and prepare before performances.
3. Restroom	80 sq. ft. – All-gender single stall restroom to support performers and breakroom
4. Public Restrooms	Women: 168 sq. ft. – 1 lavatory, 3 water closets Men: 141 sq. ft. – 1 lavatory, 1 urinal, 1 water closet
5. Educational/Tutorial	230 sq. ft. – 5 workstations to use for learning
6. Classroom	786 sq. ft.– Open space for performance rehearsals
7. Storage/Cubbies	165 sq. ft. – Storage to support classroom and cubbies for students
8. Office / Storage	244 sq. ft. – 2 Workstations for Administrative use, Storage
9. Exhibition Room	790 sq. ft.– Open space for gatherings and events
10. Restroom	66 sf – All-gender single stall restroom to support upper levels
11. Roof Garden	860 sq. ft. – Open space used for gatherings and events with a vegetable planter for teaching purposes

EXISTING PHASE 2 SITE PHOTOS



ALLEY AFRAME WEST | 1



AFRAME SIDE | 3



AFRAME INTERIOR | 5



AFRAME INTERIOR | 7



EXISTING ENTRY | 2



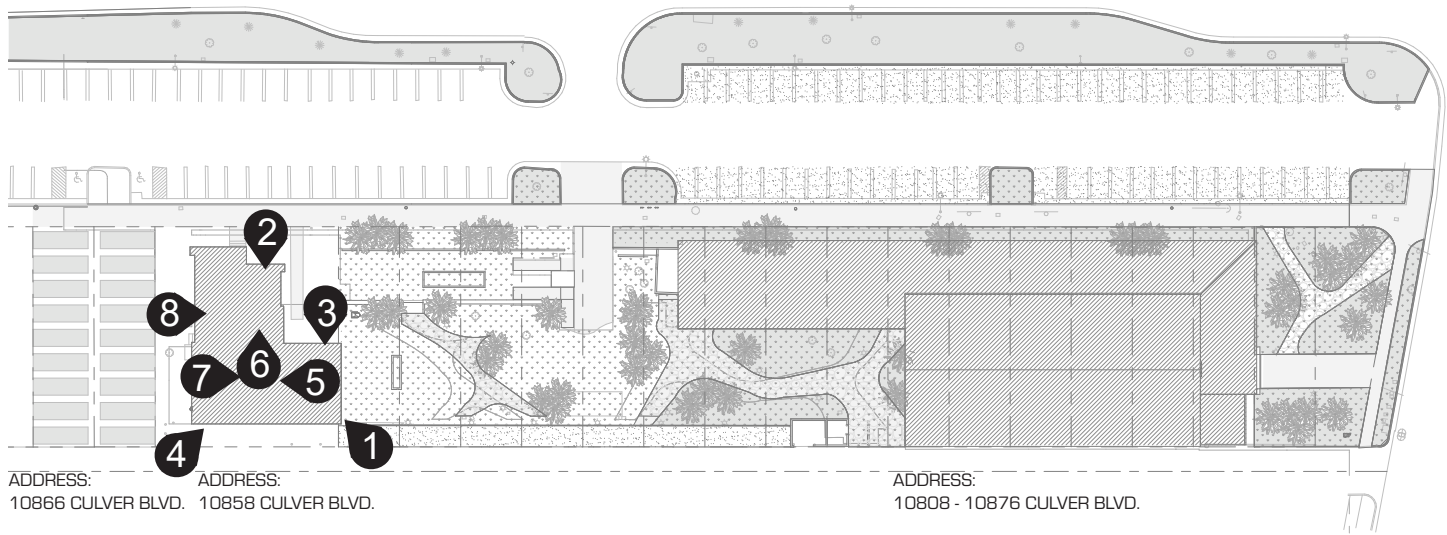
ALLEY AFRAME EAST | 4



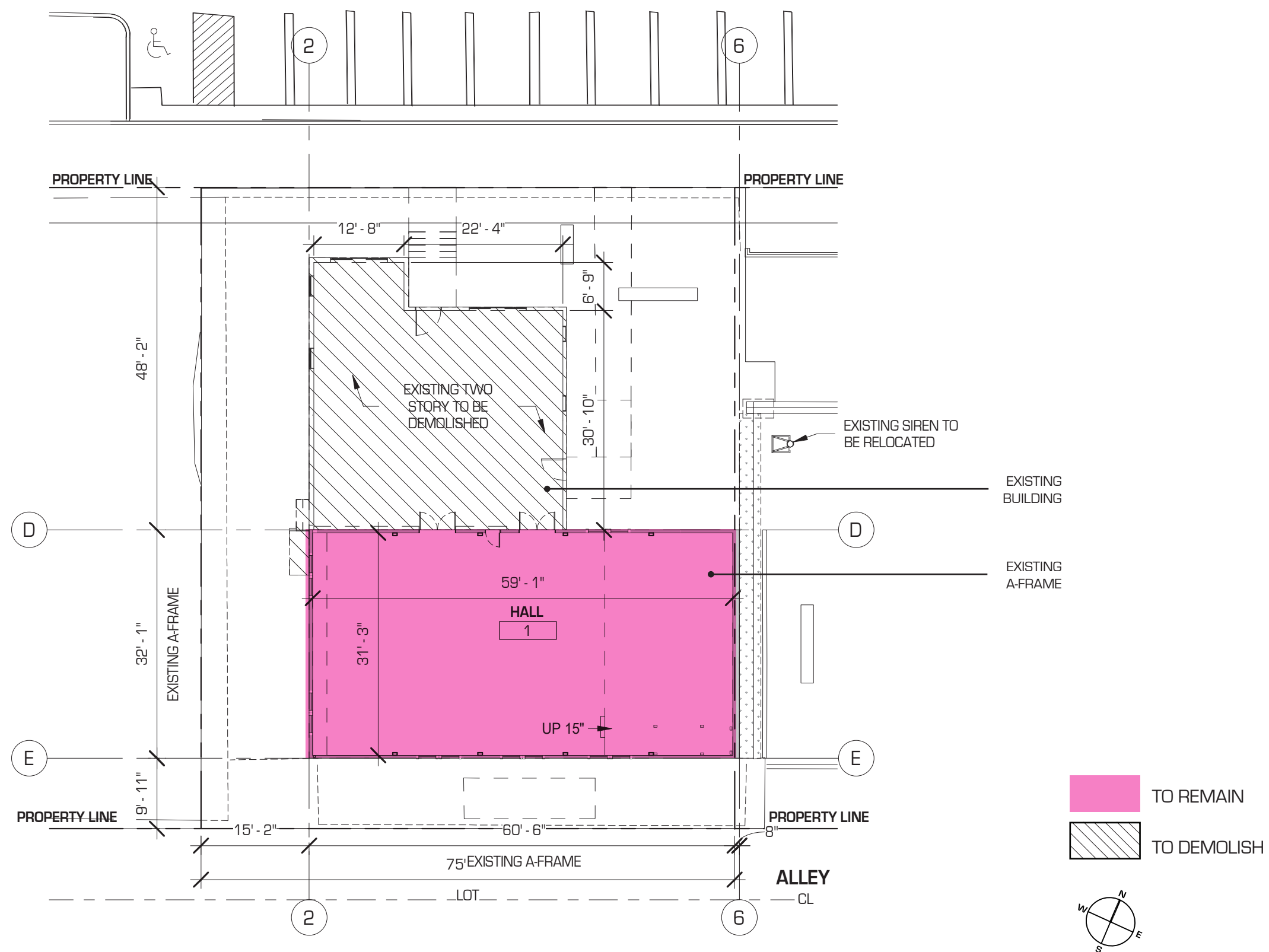
AFRAME INTERIOR | 6



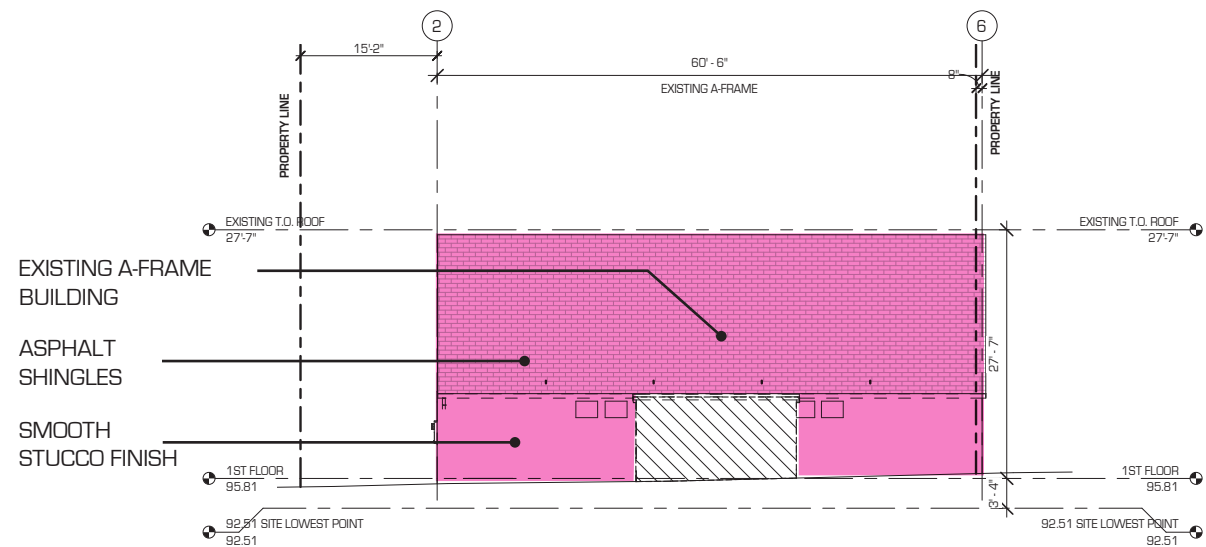
AFRAME SIDE | 8



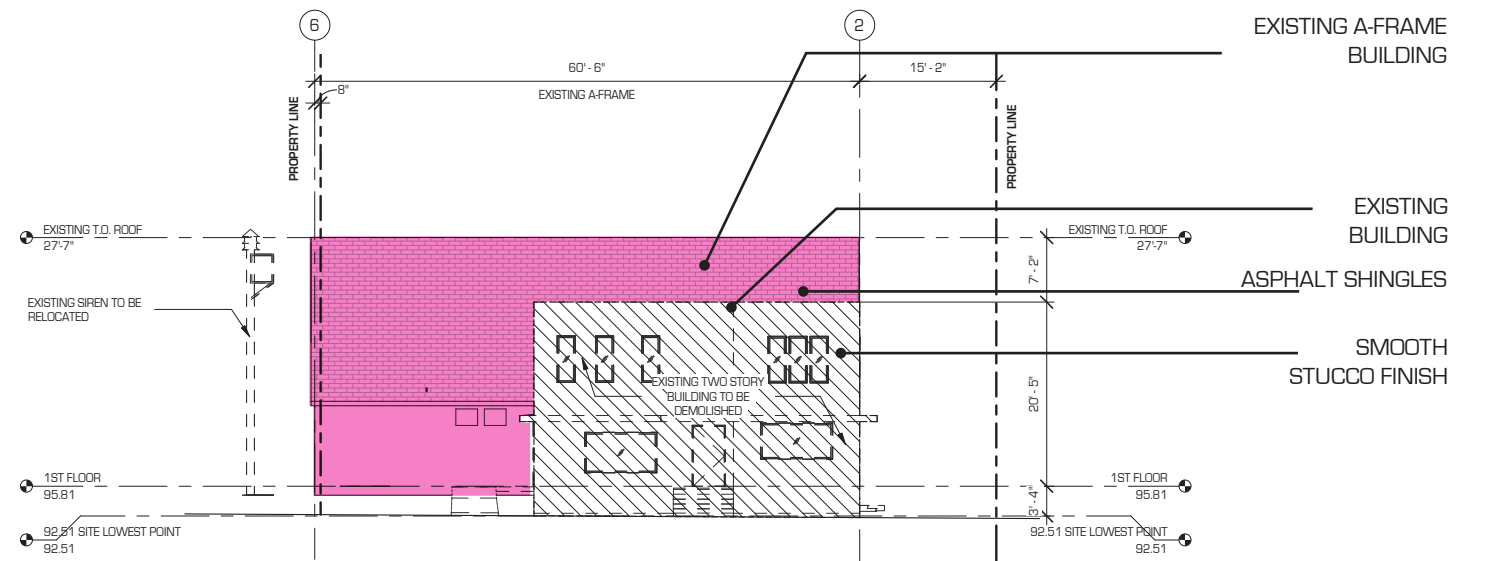
EXISTING & DEMO FLOOR PLANS



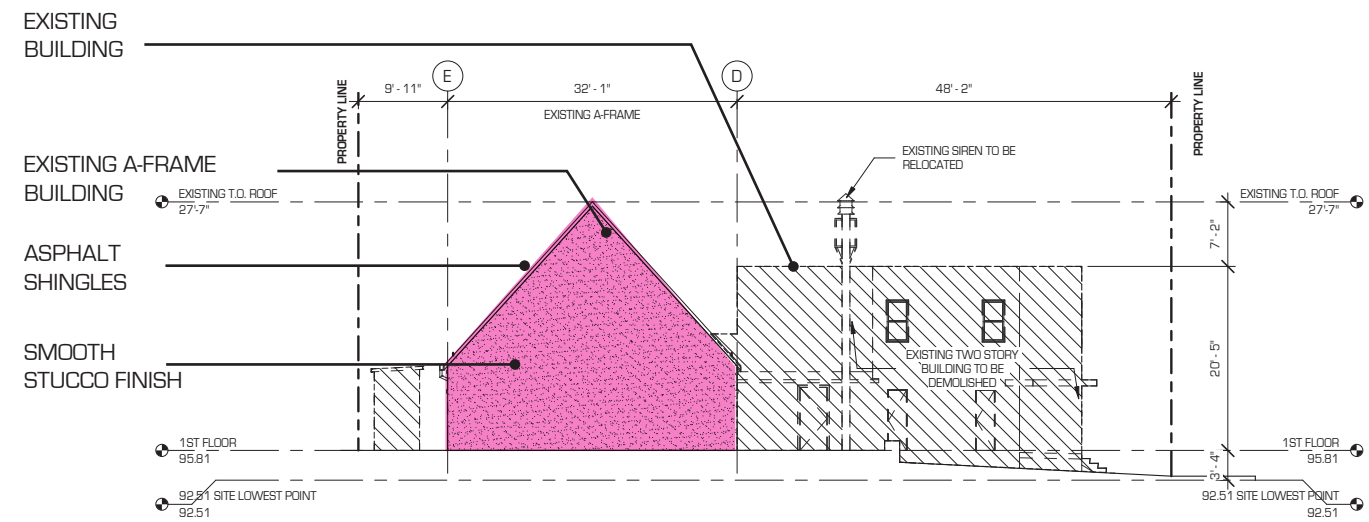
EXISTING & DEMO ELEVATIONS



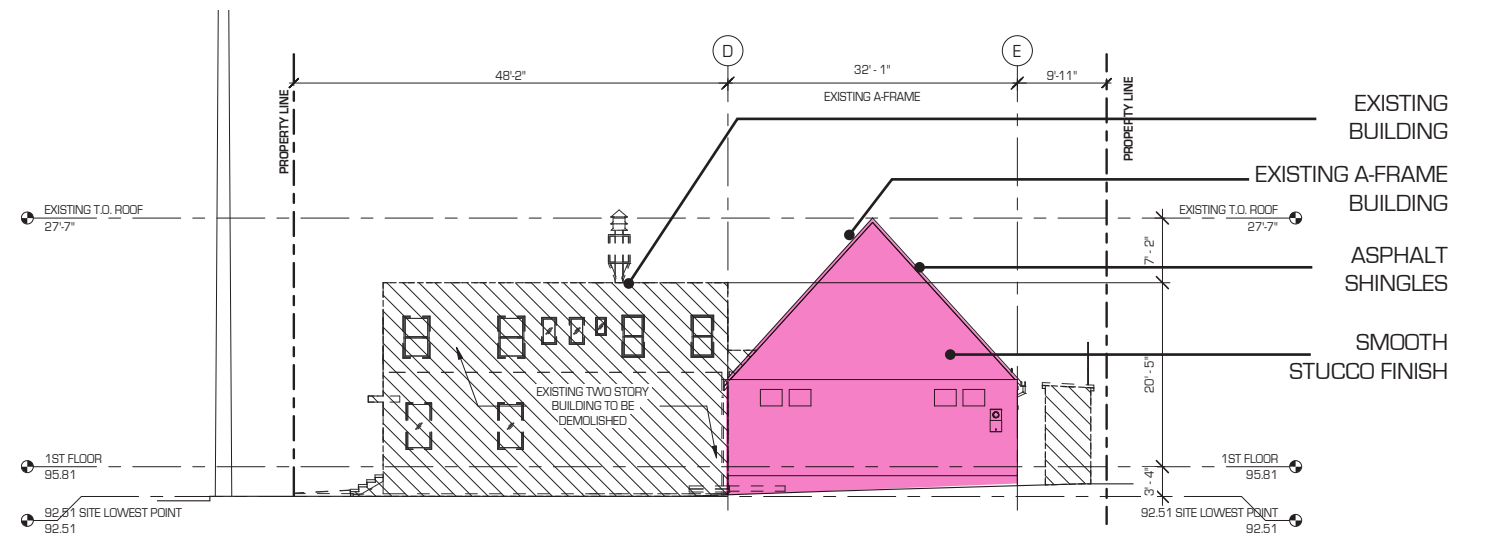
WEST ELEVATION



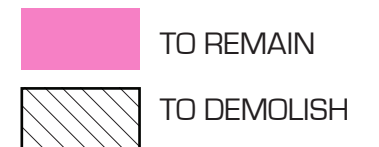
EAST ELEVATION



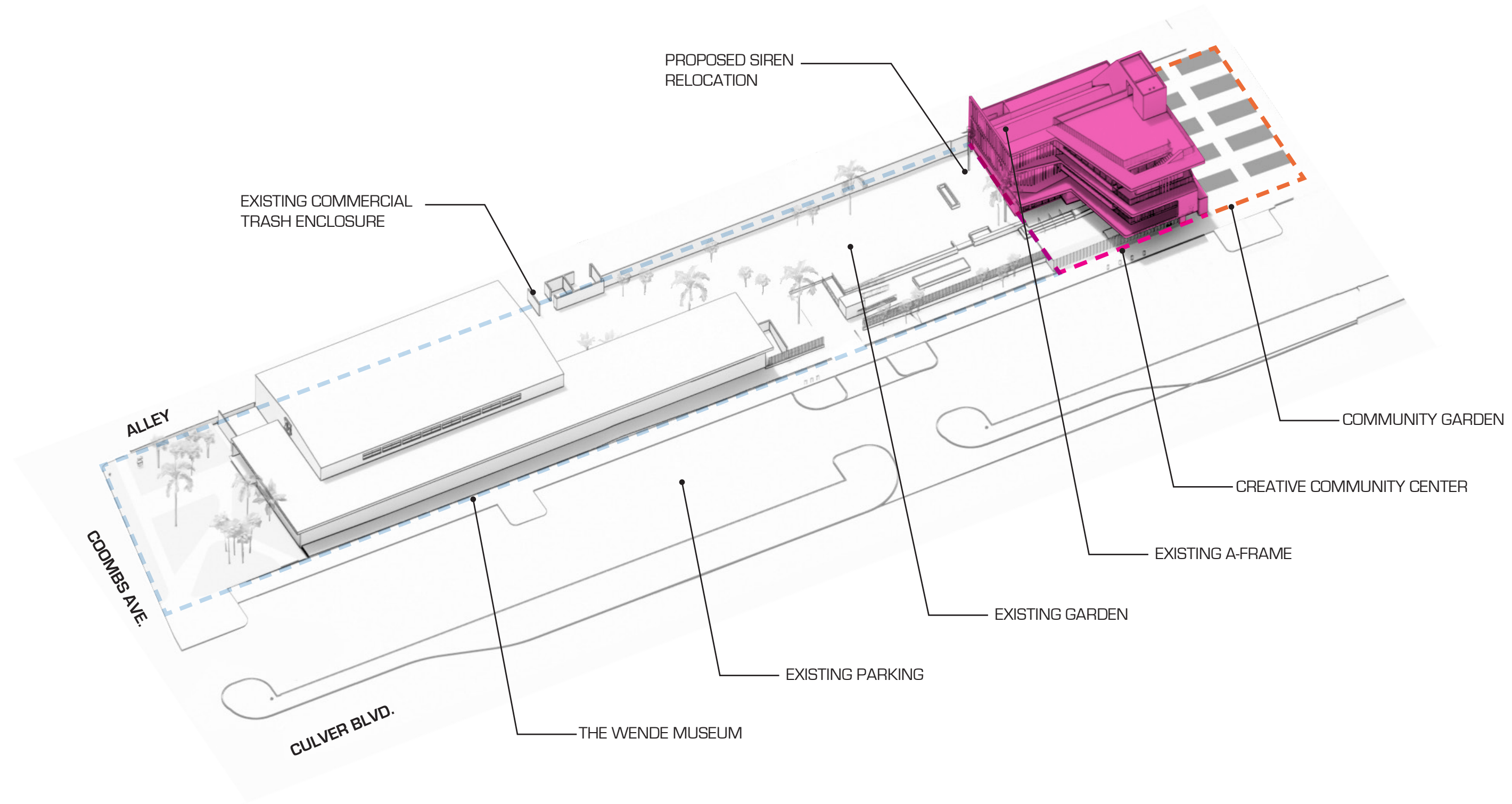
NORTH ELEVATION



SOUTH ELEVATION

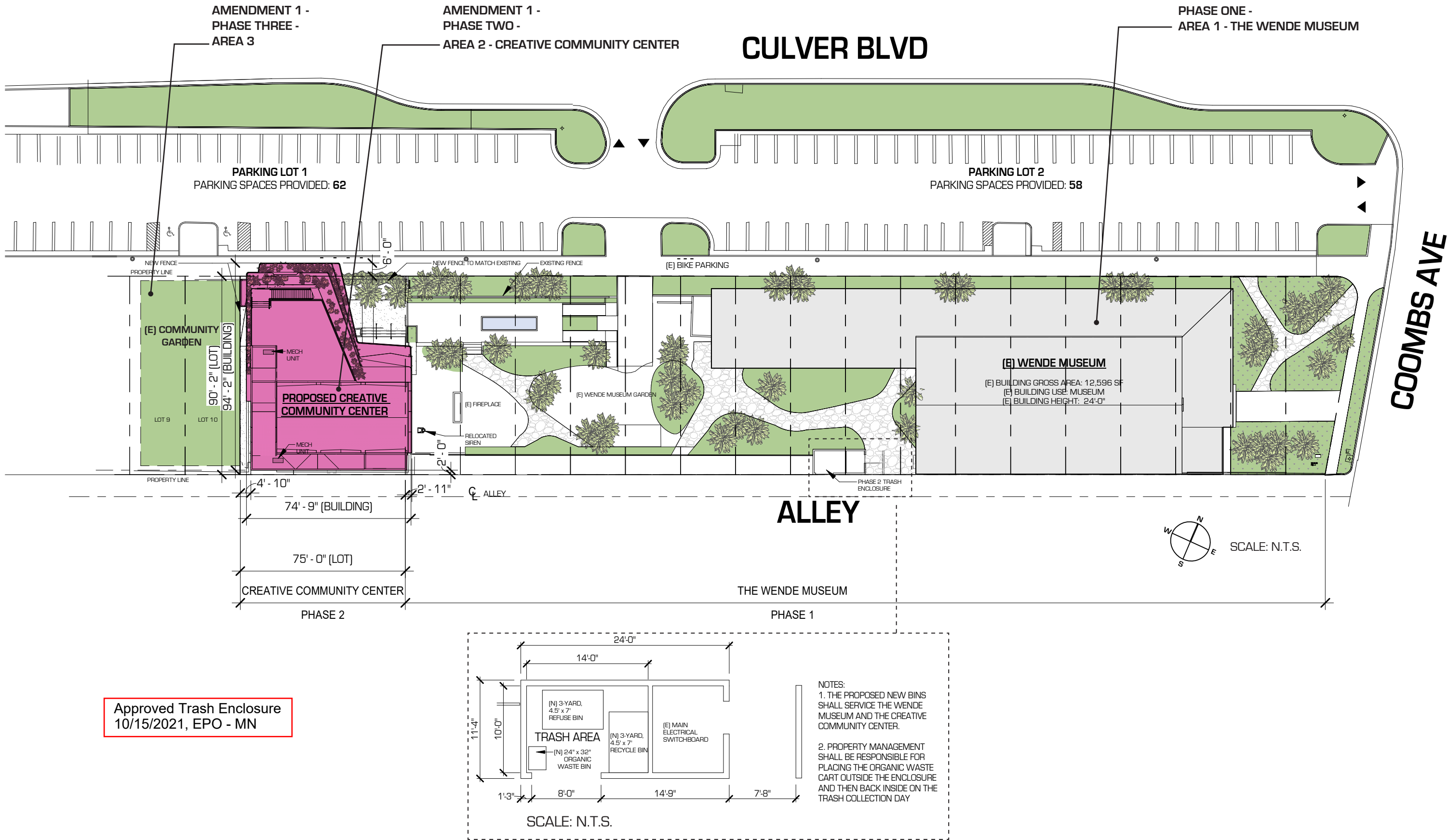


PHASE TWO - AREA 2: PROPOSED PROJECT SITE AXONOMETRIC

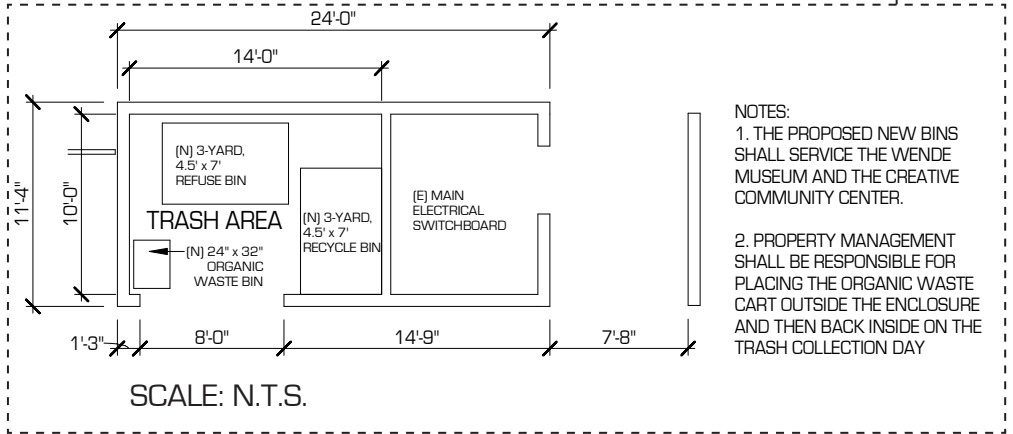


- PHASE 1- AREA 1
- PHASE 2- AREA 2
- PHASE 3- AREA 3

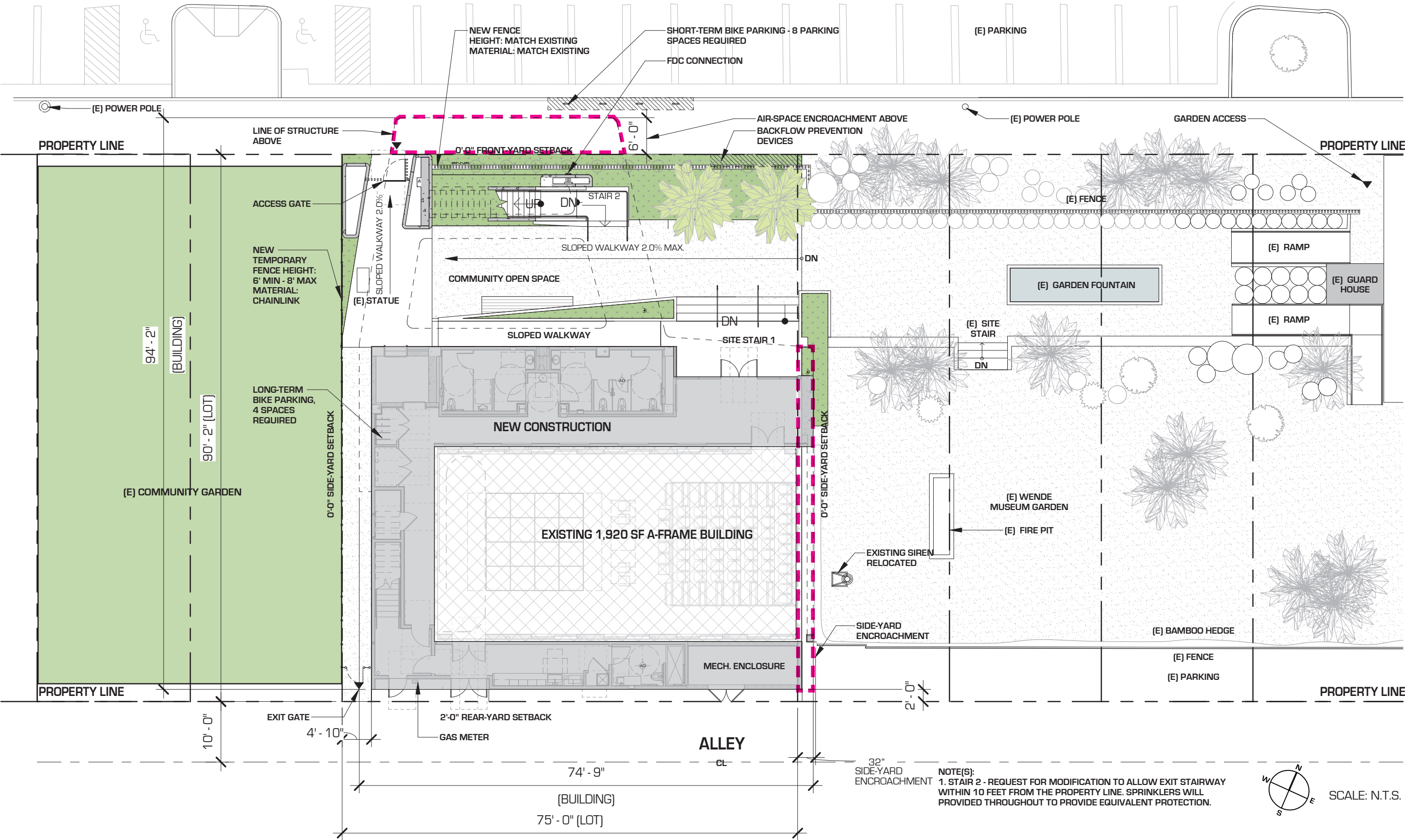
PHASE TWO - AREA 2: PROPOSED PROJECT SITE PLAN



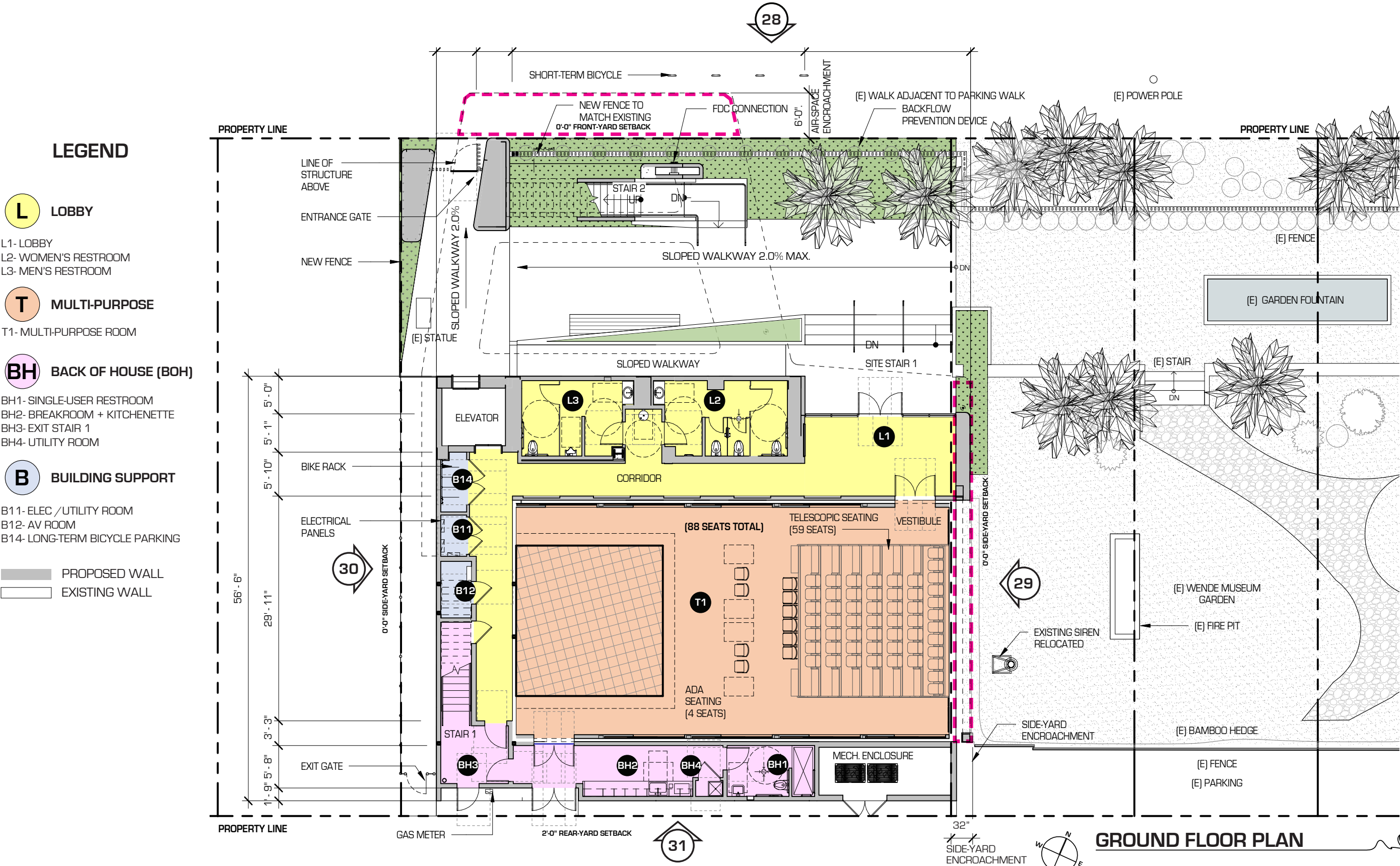
Approved Trash Enclosure
10/15/2021, EPO - MN



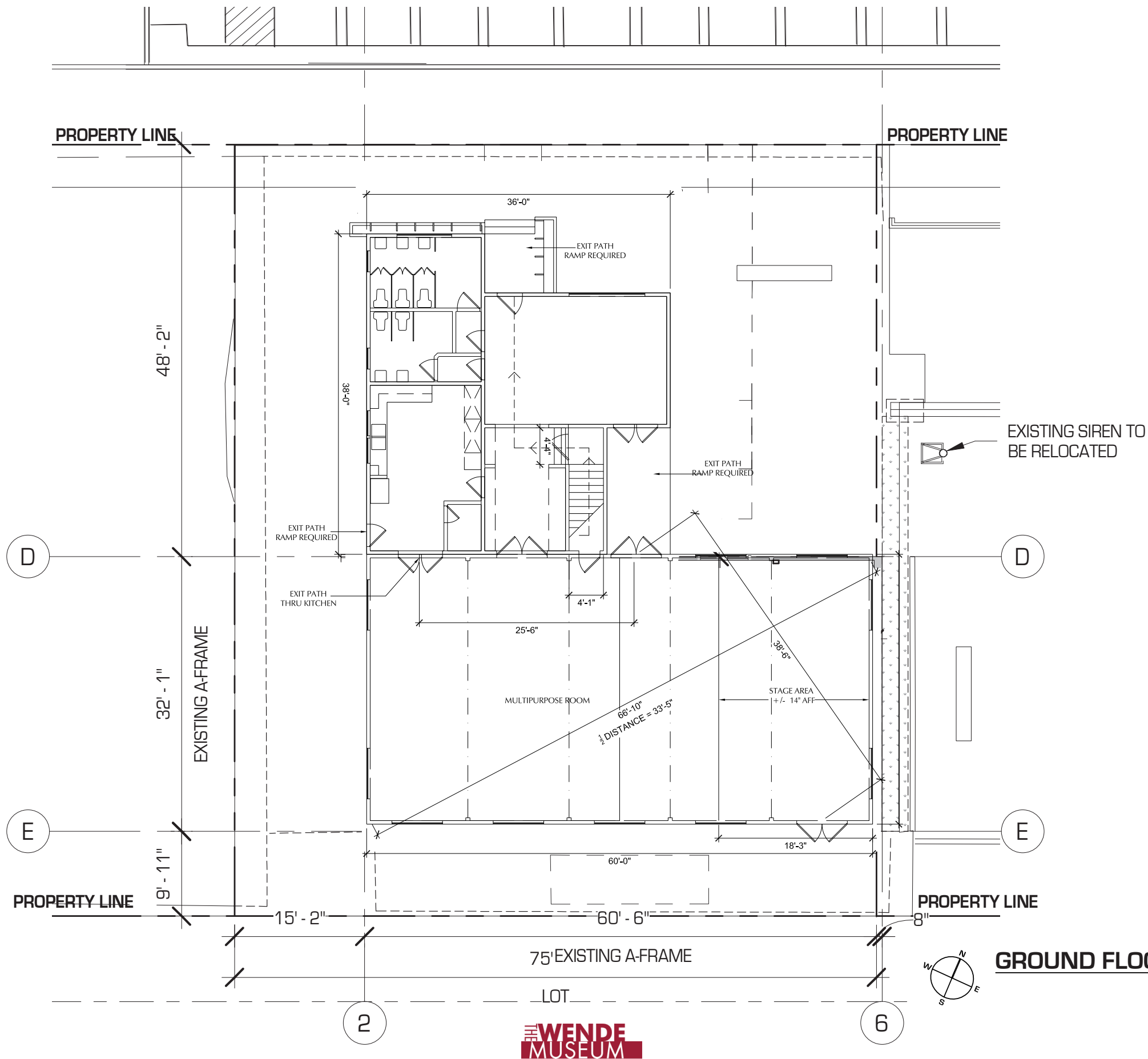
PHASE TWO - AREA 2: ENLARGED PROPOSED PROJECT SITE PLAN



PHASE TWO - AREA 2: PROPOSED FLOOR PLANS



EXISTING FLOOR PLANS

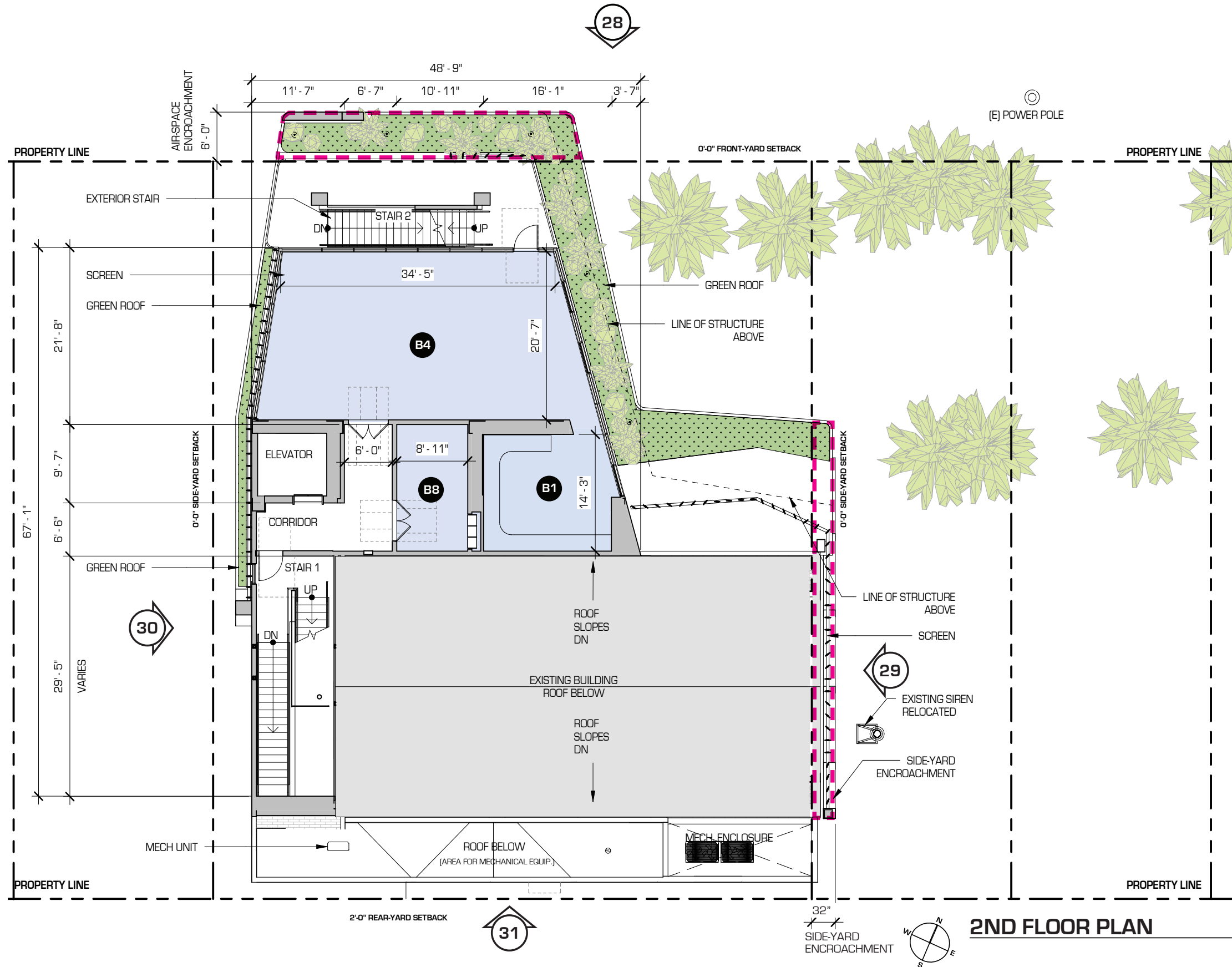


PHASE TWO - AREA 2: PROPOSED FLOOR PLANS

LEGEND

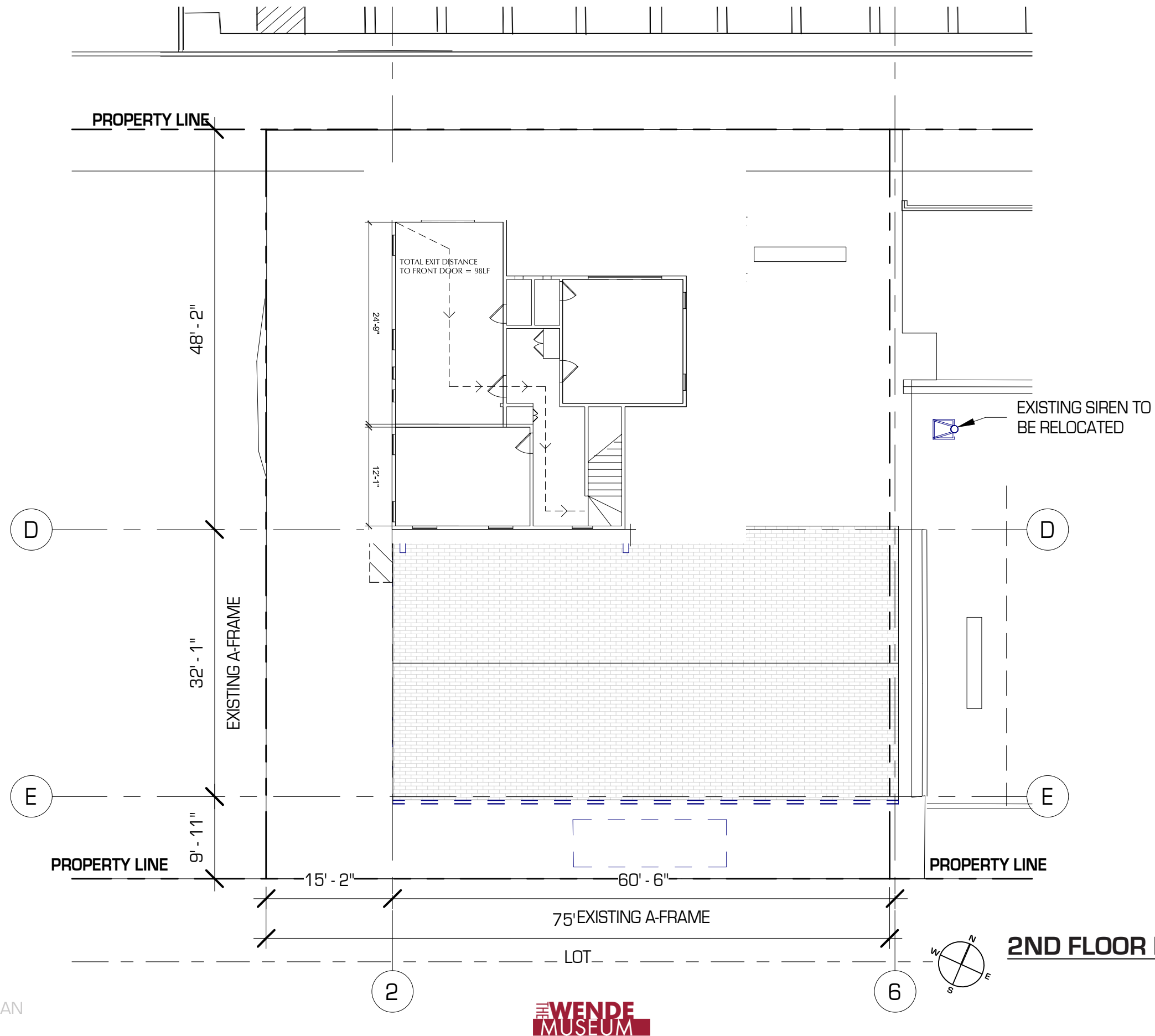
B BUILDING SUPPORT

B1- EDUCATION / TUTORIAL
B4- CLASSROOM
B8- STORAGE/CUBBIES



2ND FLOOR PLAN

EXISTING FLOOR PLANS

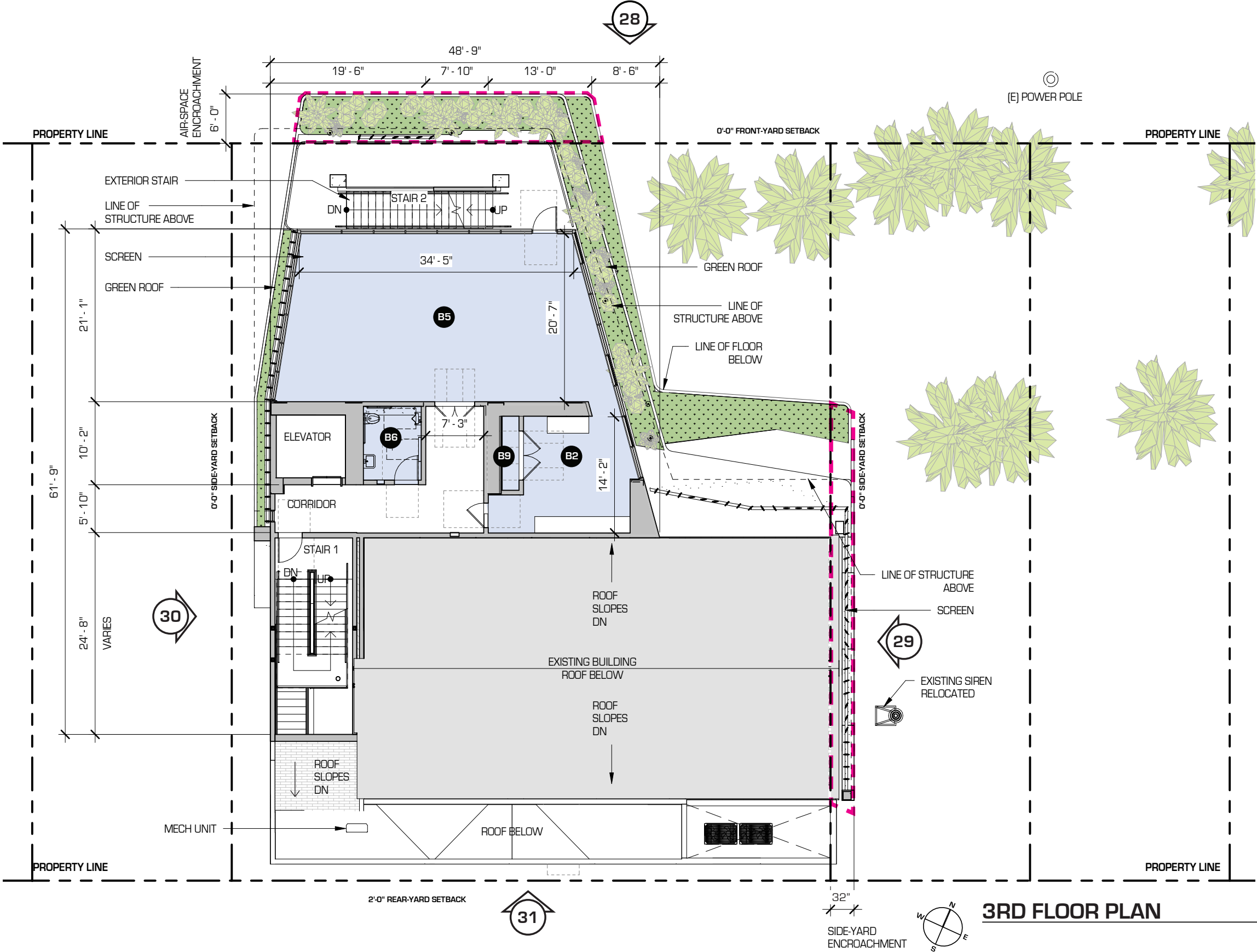


PHASE TWO - AREA 2: PROPOSED FLOOR PLANS

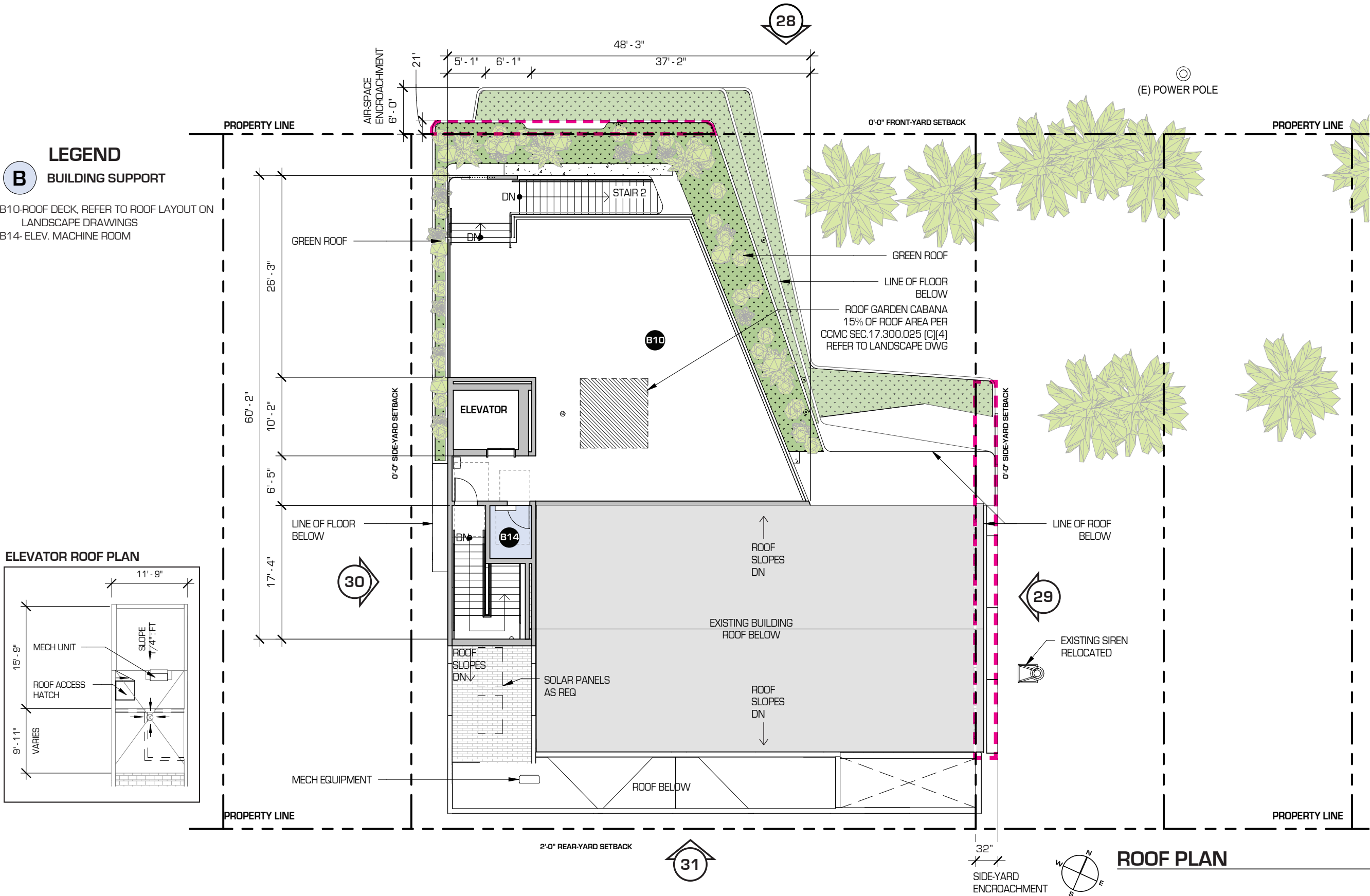
LEGEND

B BUILDING SUPPORT

B2- OFFICE
B5- FLEX SPACE
B6- SINGLE-USER RESTROOM
B9- STORAGE

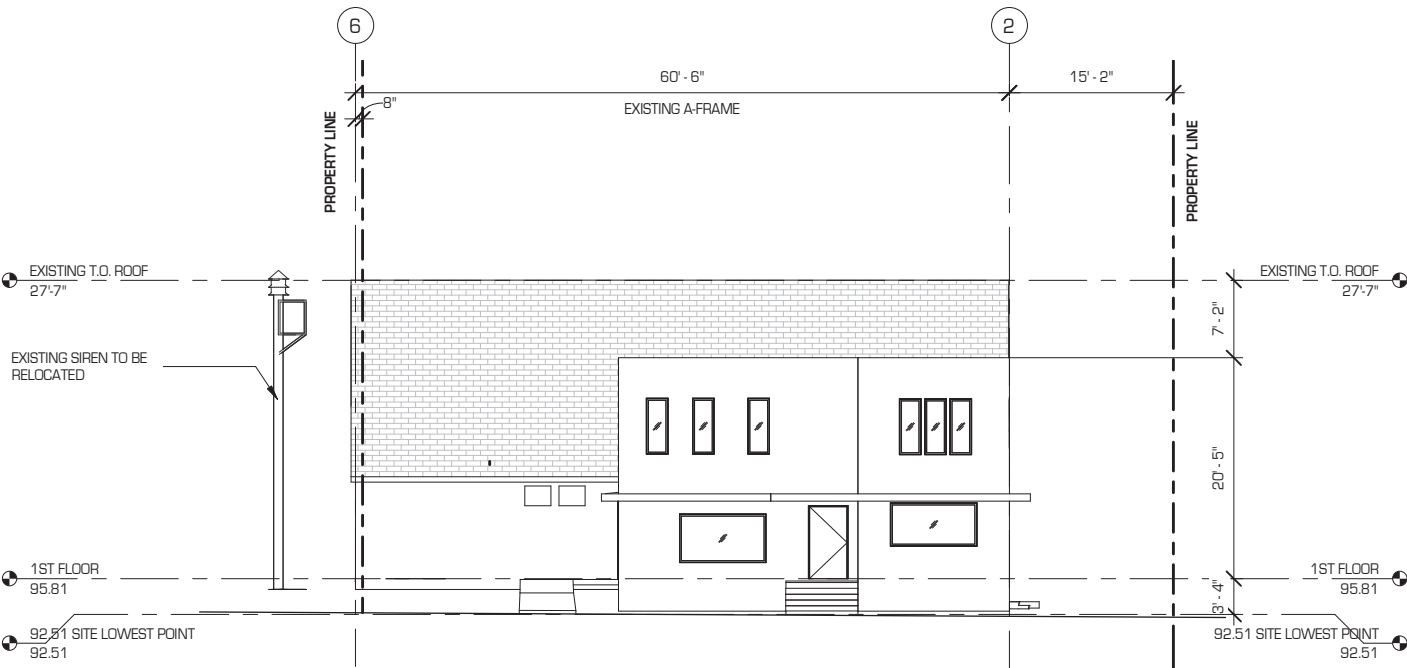


PHASE TWO - AREA 2: PROPOSED ROOF PLAN

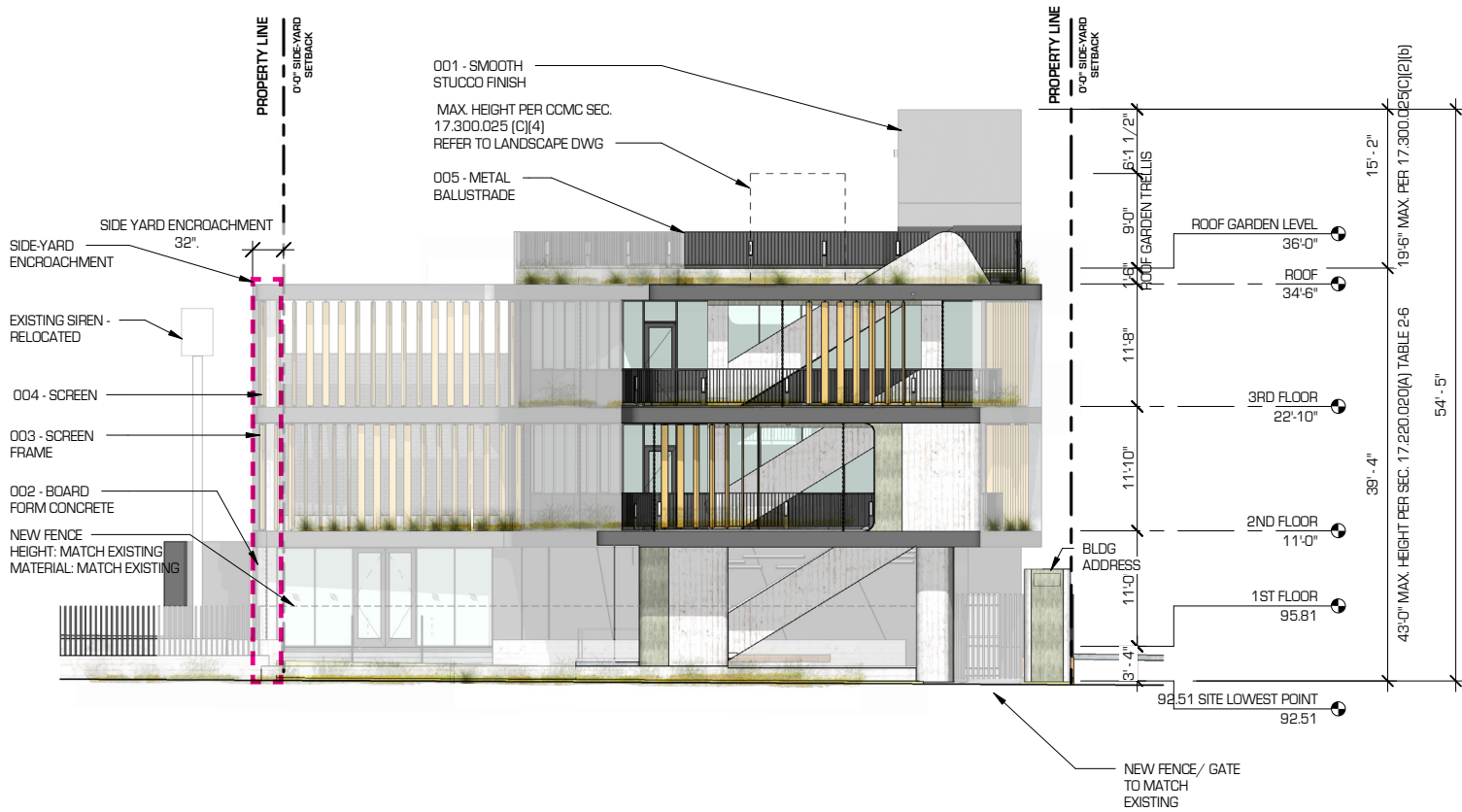


PHASE TWO - AREA 2: PROPOSED ELEVATIONS

EXISTING



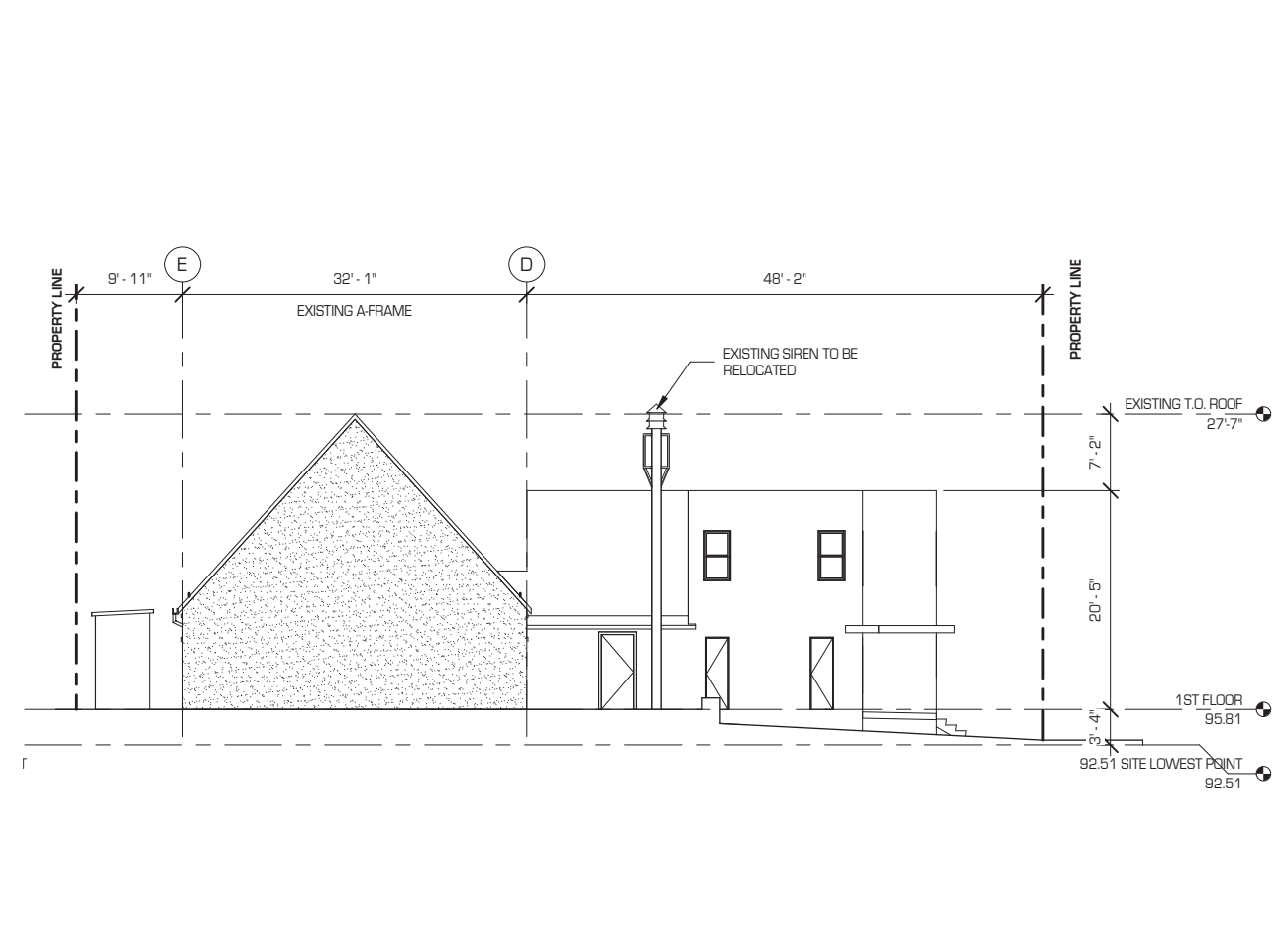
PROPOSED



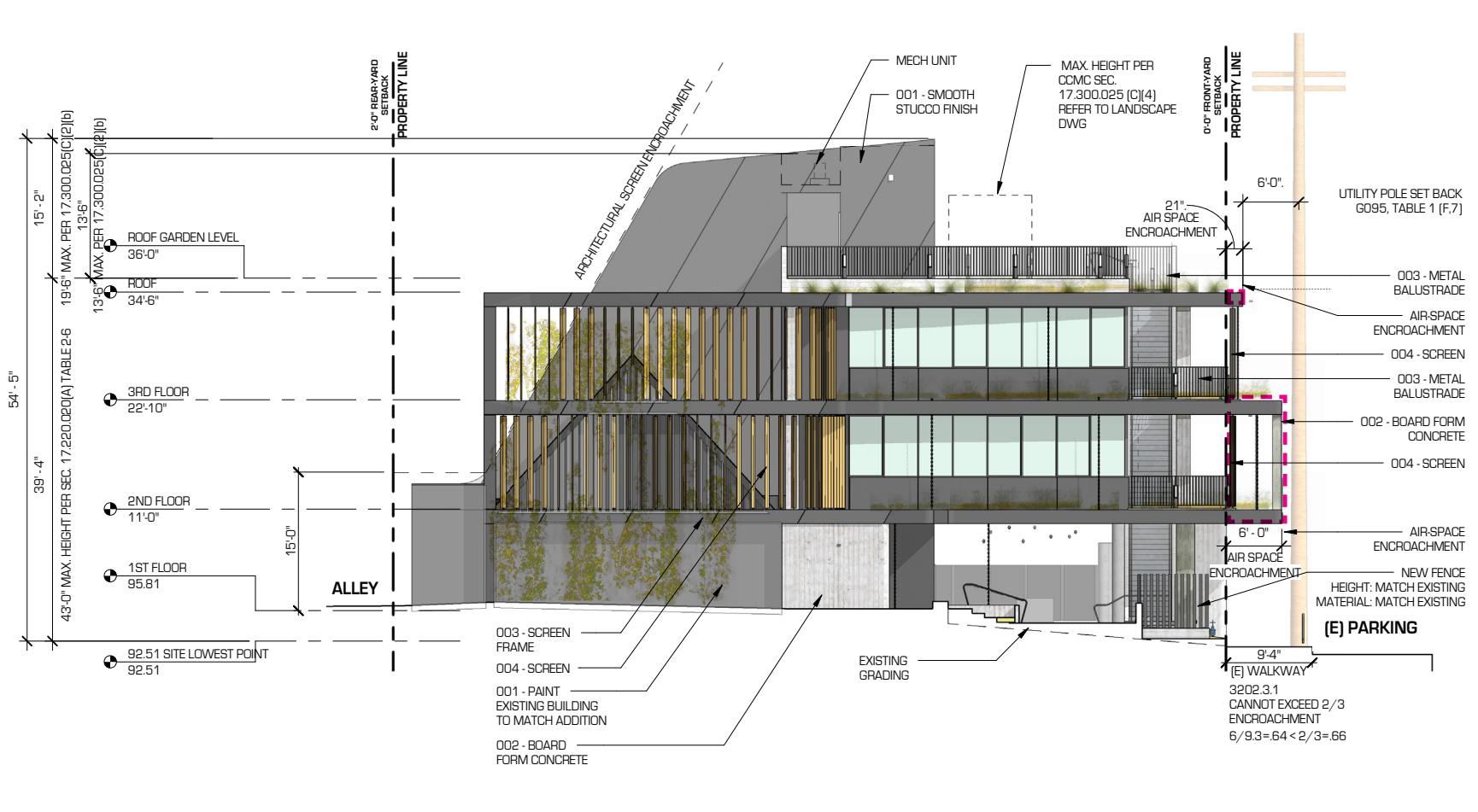
NORTH ELEVATION

PHASE TWO - AREA 2: PROPOSED ELEVATIONS

EXISTING



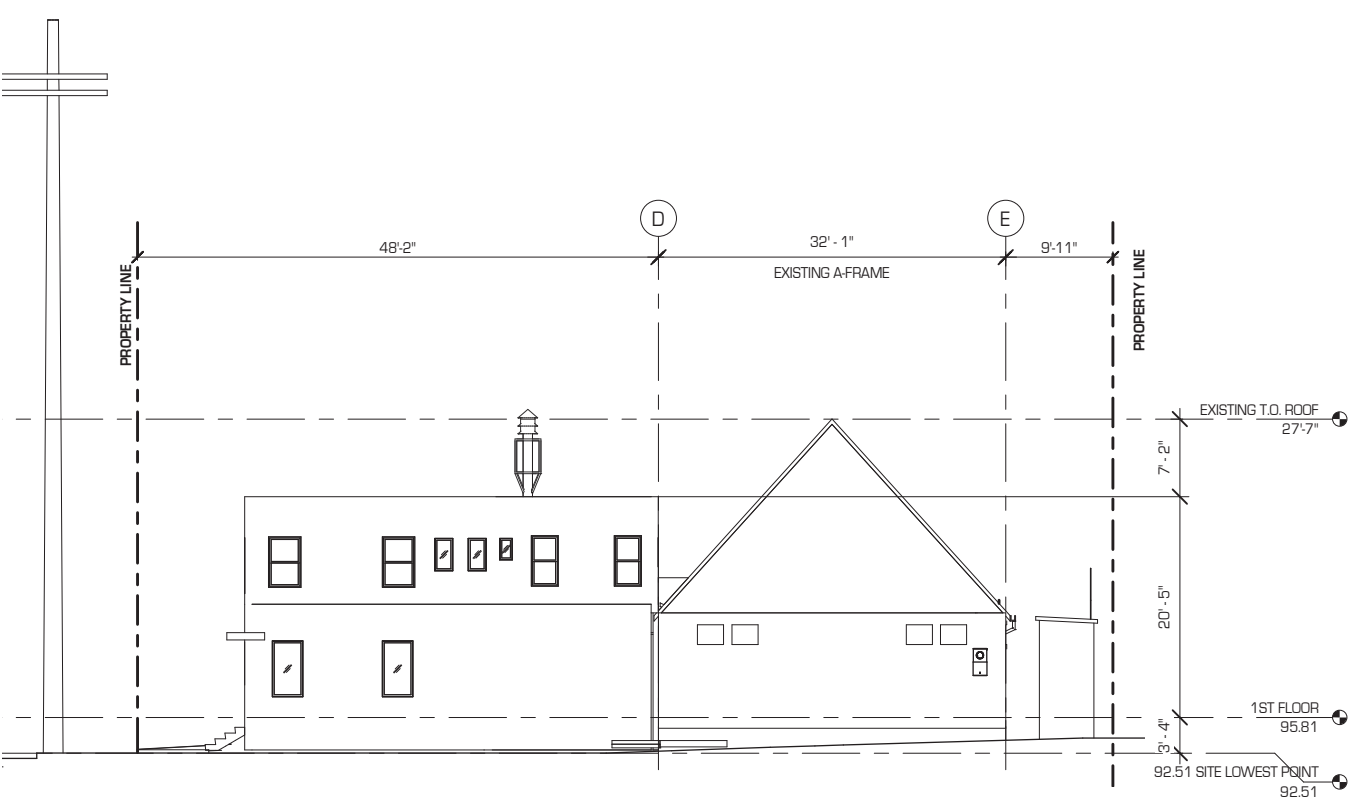
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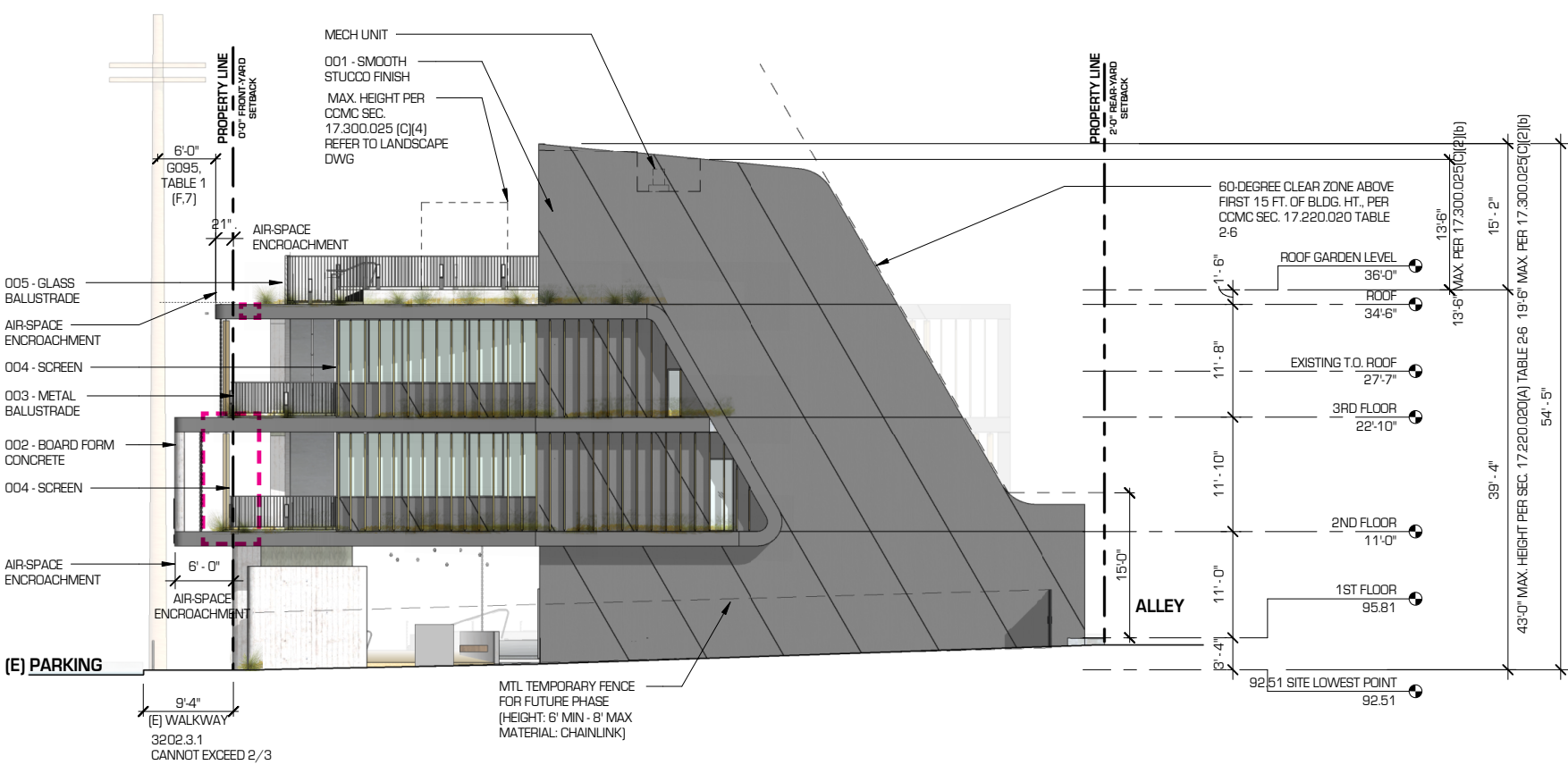
EAST ELEVATION

PHASE TWO - AREA 2: PROPOSED ELEVATIONS

EXISTING



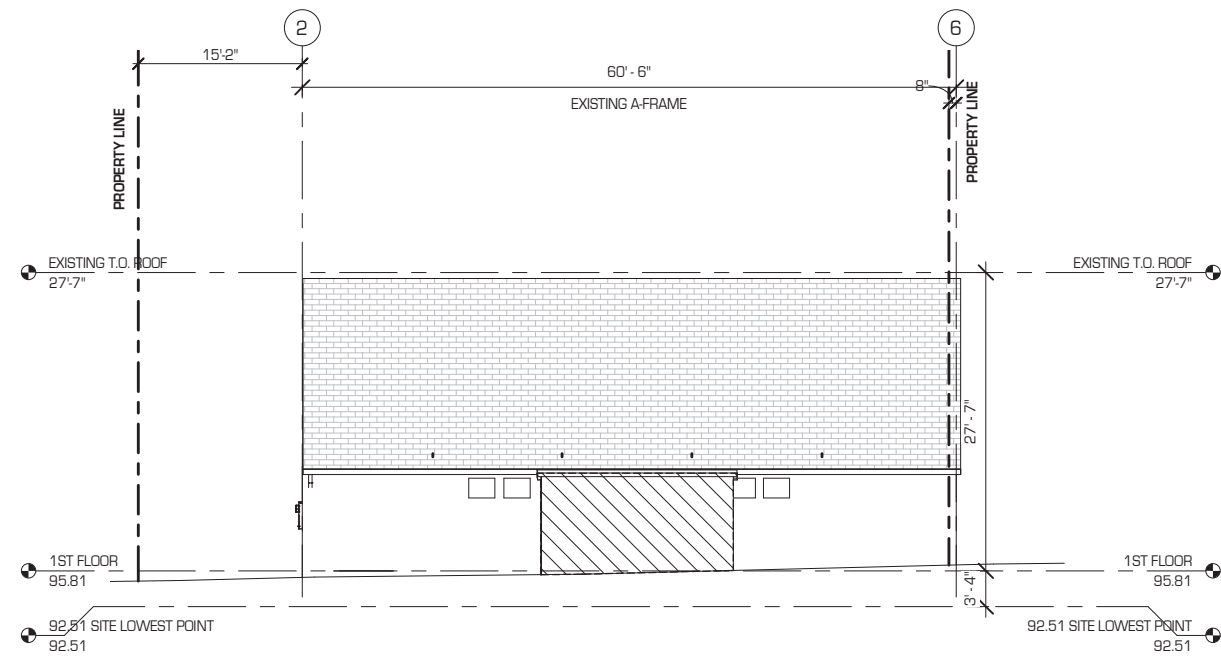
PROPOSED



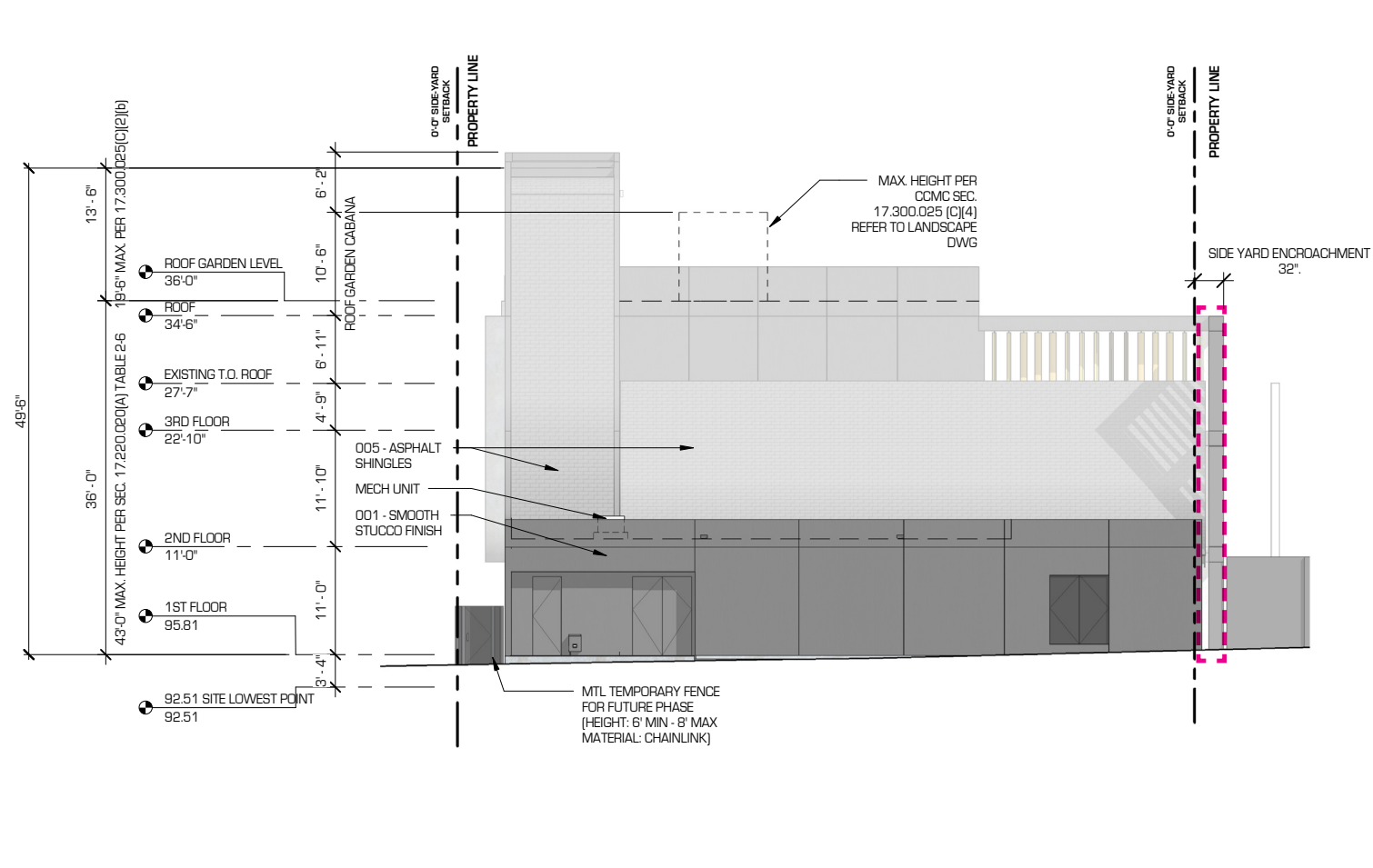
WEST ELEVATION

PHASE TWO - AREA 2: PROPOSED ELEVATIONS

EXISTING



PROPOSED



SOUTH ELEVATION

PROPOSED MATERIAL BOARD



001 | PAINTED STUCCO



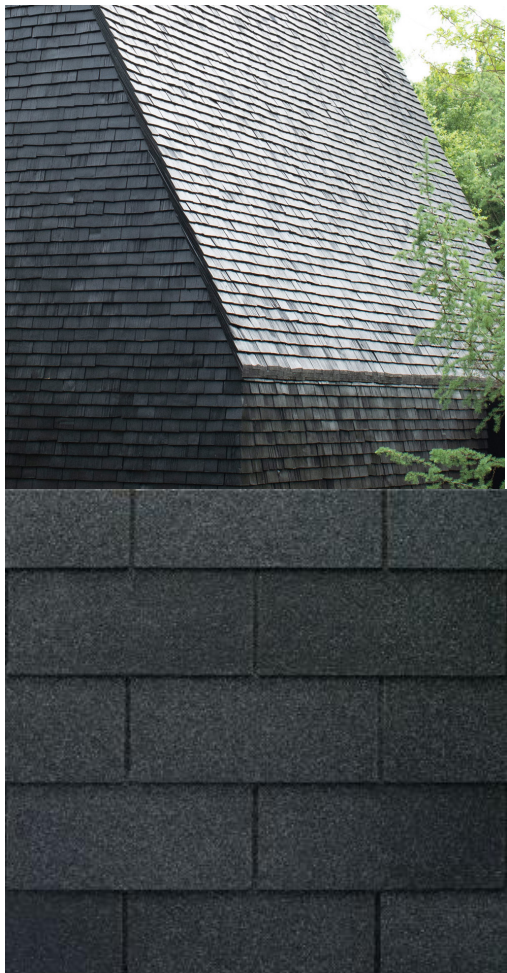
002 | CONCRETE



003 | ANODIZED ALUMINIUM



004 | COMPOSITE



005 | ASPHALT SHINGLES

EXTERIOR RENDERING - VIEW FROM PARKING ENTRY



EXTERIOR RENDERING - AERIAL VIEW



EXTERIOR RENDERING - VIEW FROM GARDEN



EXTERIOR RENDERING - VIEW FROM GARDEN TOWARDS LOBBY ENTRANCE



EXTERIOR RENDERING - VIEW FROM PARKING LOT TOWARDS ENTRY



EXTERIOR RENDERING - VIEW LOOKING TOWARDS EXISTING MUSEUM



PHASE THREE - AREA 3: COMMUNITY GARDEN & AFFORDABLE HOUSING

Phase Three Objectives

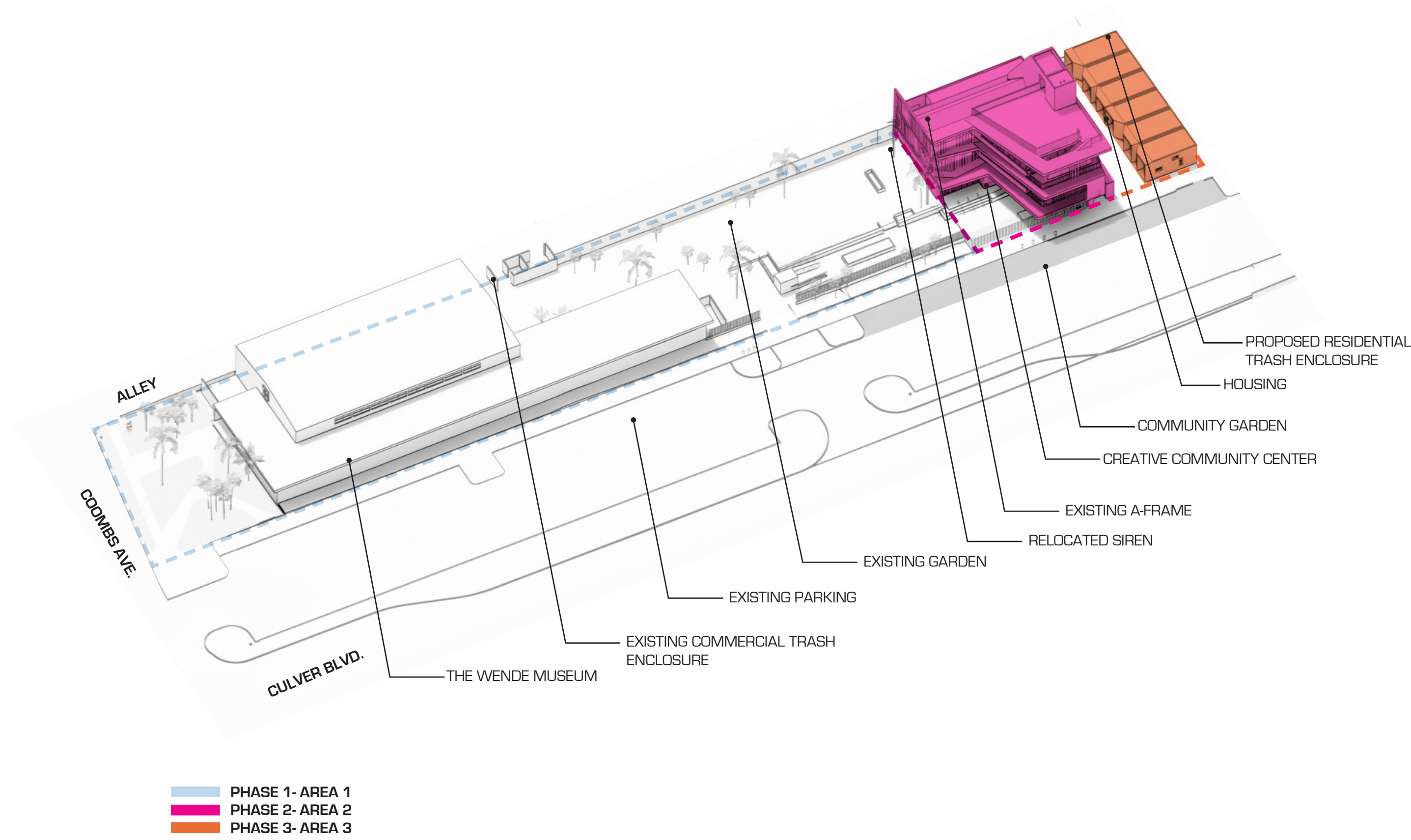
- Build low income artist housing units as a model for the success of affordable housing.
- Create low income housing as part of the City’s housing production solutions.
- Build new affordable housing units that have a synergy with the Wende Museum and Creative Community Center by providing affordable housing for low-income artists.
- Balance various community needs for affordable housing and a community garden.
- Preserve or replace existing community amenities.

Phase Three is a City initiated joint project with Wende that will complement the other Project phases with a repurposed garden and six permanent supportive housing units for low-income homeless artist residents. The existing community garden will be reconfigured to include at-grade garden space adjacent to the housing units as well as in a portion of the existing parking lot, totaling 4,511 square feet of garden space; the existing community garden area is 4,507 square feet. The affordable housing component will be configured to accommodate up to six affordable dwelling units, measuring approximately 325 square feet each.

The City desires to create a synergy between the residents of the affordable housing and the Wende Museum and Creative Community Center. Residents would be low income artists, including those who have been persecuted or censored for their work. Collaboration with these artists would further the goals of the Wende's mission. Such collaboration would also create benefits for the entire community and the artists themselves.

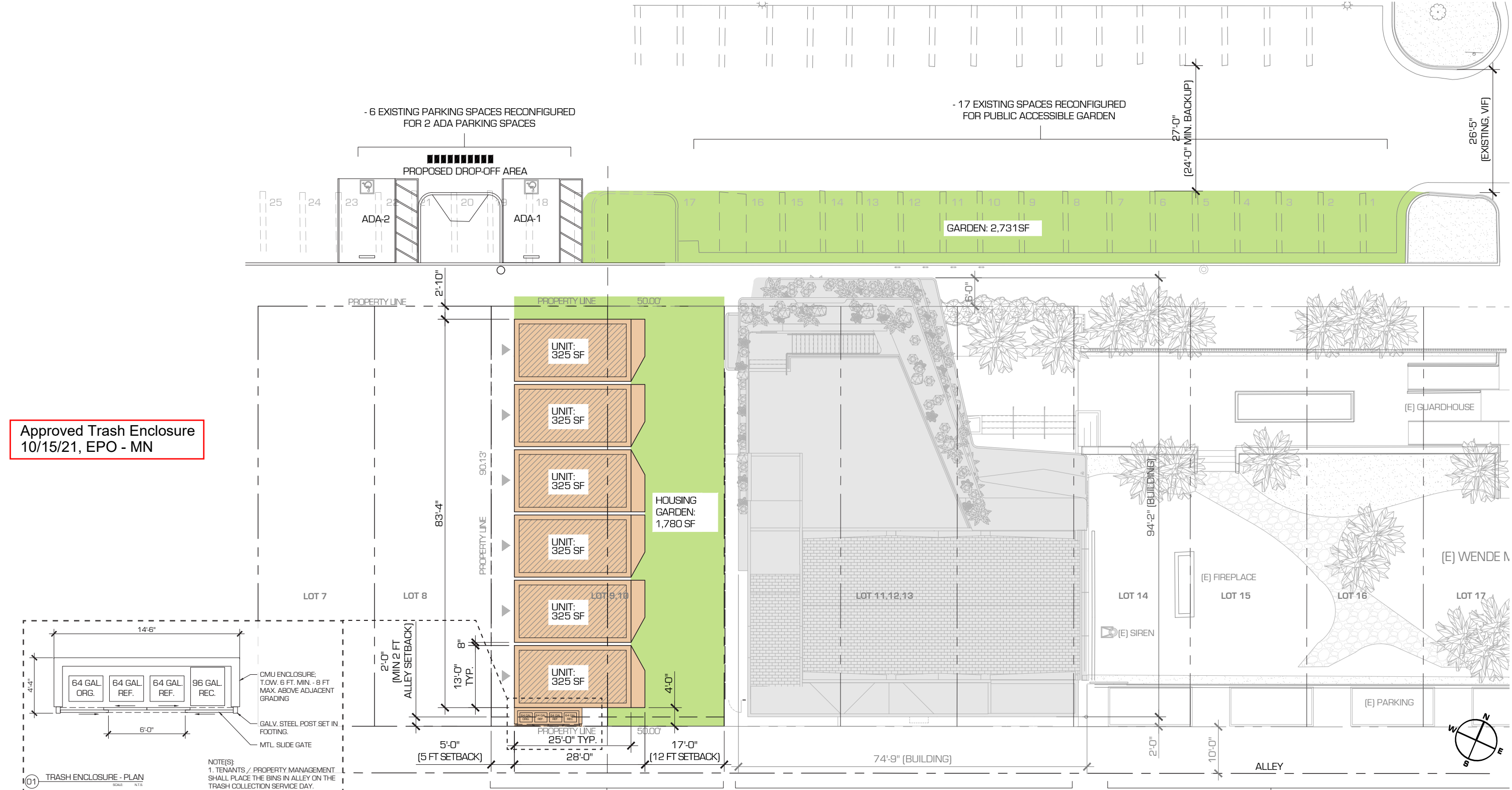
Architectural design of the residential units will be compatible with the style and quality of the adjacent Creative Community Center. The exact configuration and design of the residential units will be established at a future date through the City’s Conformance Review process. The below renderings demonstrate a design that could be adopted in the future for the affordable housing units, but are for illustrative purposes only.

PHASE THREE - AREA 3: PROJECT SITE AXONOMETRIC



PHASE THREE - AREA 3: PROJECT SITE PLAN

- SITE AREA (LOTS 9-10) :	4,507 SQ. FT.	- PROPOSED HOUSING FLOOR AREA:	1,950 SQ. FT. (325 SQ. FT. / UNIT)	- PROPOSED PARKING ADJUSTMENTS:	
- EXISTING BUILDING AREA:	0 SQ. FT	- PROPOSED GARDEN:		EXISTING PARKING SPACES TO BE RECONFIGURED:	23 PARKING SPACES
- EXISTING GARDEN SPACE:	4,507 SQ. FT.	PROPOSED HOUSING GARDEN:	1,780 SQ. FT.	EXISTING ADA PARKING SPACES TO BE RELOCATED:	2 PARKING SPACES
- EXISTING SITE COVERAGE:	0 SQ. FT. (GROSS)	PROPOSED GARDEN SPACE:	2,731 SQ. FT.	PARKING REDUCTION:	21 PARKING SPACES
		TOTAL PROPOSED GARDEN:	4,511 SQ. FT.		



COMMUNITY GARDEN + HOUSING



COMMUNITY GARDEN + HOUSING



LAND USE & SITE DEVELOPMENT STANDARDS

General Plan

The General Plan Land Use designation of the Project site is Open Space. The Open Space designation is established to protect Culver City's open space resources that include public or private land. It is designed and intended to preserve existing open space and foster compatible development and recreation opportunities. The proposed Creative Community Center will comport with the Open Space designation requirements of the General Plan.

Zoning

The Site was rezoned April 28, 2014 [ZCMA P2014018, Ordinance No. 2014-001] from Commercial Neighborhood [CN] to Open Space [OS] for General Plan conformance during the Museum entitlements. The purpose of the OS Zoning District is to:

1. Regulate, protect, and preserve publicly accessible land that is well suited for active recreation, amusement, relaxation, and/or scenic viewing.
2. Provide consistency with, and implement policies related to, those locations designated Open Space on the General Plan Land Use Element Map and in the General Plan text.
3. Provide a means for encouraging and promoting desirable park development and open space preservation that are compatible with surrounding neighborhoods and protect the existing quality of life.
4. Ensure that the development of new parks or other open space, as well as major modifications to existing resources, are compatible with surrounding neighborhoods through the adoption of a Comprehensive Plan showing proper orientation, desirable design characteristics and programming, and compatibility of uses.
5. Establish a set of regulations, requirements, and procedures that preclude any degradation in safety, security, and quality of life for residential properties adjacent to any OS-zoned parcels.

Pursuant to Section 17.250.030 of the CCMC, development and use of property within the Open Space Zoning District requires the amendment of the Comprehensive Plan. The Wende Museum was established through a Comprehensive Plan [P2013176] approved by City Council Ordinance No. 2014-001 in 2014. Further, pursuant to the CCMC, major changes to an approved Comprehensive Plan must be considered in the same manner.

The purpose of the Amendment No. 1 is to ensure that the modifications to the Site comport with the requirements of the CCMC and with the surrounding neighborhood through desirable design and use standards. The Comprehensive Plan establishes a set of regulations, requirements, and procedures that help prevent degradation in safety, security, and quality of life for residential properties adjacent to the property. The proposed Creative Community Center and residential uses will be compliant with the Open Space zoning for the site with appropriate design and uses.

Pursuant to the Zoning Code Amendment (P2020-0238-ZCA) adopted by City Council February 8, 2021 [Ordinance No. 2021-001], amending Section 17.400.065 – Mixed Use Development Standards, mixed use development may be allowed in an Open Space [OS] Zone at the discretion of the City Council when approved by City Council resolution based on the following findings:

- a. Any displaced park space must be replaced with an equivalent amount of park space on the project site;
- b. The project is public serving;
- c. The project is consistent with the Purpose described in § 17.250.030.A.1 through A.5 of this Title;
- d. The use complies with § 17.250.030 [Open Space District Requirements] of this Title

Further, pursuant to Section 17.400.065.D, pertaining to permitted non-residential uses, pedestrian serving uses are required.

With the implementation of Phase 3, the Project will be considered a horizontally integrated mixed use development pursuant to Section 17.400.065, which allows mixed use in OS Zone. In addition, the Project will conform to Section 17.400.065.D, allowing retail/service uses in mixed use projects as an approved use in Comprehensive Plan Amendment No.1 with an equivalent amount of open space on the Project Site and because it is a publicly serving use that complies with the Purposes provisions of Section 17.250.030.A-1 through A 5 and with the Open Space District requirements of Section 17.250.030 of the Zoning Code. The Creative Community Center and community garden uses are considered pedestrian serving consistent with this Section of the Zoning Code.

LAND USE & SITE DEVELOPMENT STANDARDS

Land Uses

The allowable land uses for the Project Site include utilization of the Wende Museum and the Creative Community Center as described, including flex space for events, workshops, tutoring, performances, etc. In addition, affordable housing development is also allowed on Area 3 of the Project Site. These uses conform to the intent of the Zoning Code and the General Plan.

Six affordable residential units are permitted in Area 3. Affordable housing built in conjunction with the arts and cultural programing at the Wende will enhance the impact and effectiveness of both community activity and housing. Residences will have a relationship to the built environment, which offers unique opportunities for both the residents and the community. It is therefore important that the residents selected are integrated into the programming of the Wende campus and the Creative Community Center being built adjacent to housing so that there is a relationship between them. Architectural design of the residential units will follow in the spirit and quality of the adjacent Creative Community Center. The exact configuration and design of the residential units will be refined and established at a further date through the City’s Conformance Review process.

TABLE 1-1 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CR Conformance Review Required* CUP Conditional Use Permit Required SPR Site Plan Review Required - Use not allowed			
LAND USE	PERMIT REQUIREMENT BY AREA			See Specific Use Regulations
	AREA 1	AREA 2	AREA 3	
RECREATION, EDUCATION & PUBLIC ASSEMBLY				
Community Garden	-	-	P	
Event centers	P	P		17.520.035
Outdoor recreation	P	P		
Recreational and cultural facilities	P	P		
Studios - Art, dance, music, photography, and the like	P	P		
Theatres	-	P	-	
RESIDENTIAL				
Home occupations*			P	17.400.055
Single- and Multiple-Family dwellings			CR	
Supportive housing			CR	
Transitional housing			CR	
RETAIL TRADE				
Accessory food service	P	P		
Accessory retail uses	P	P		
Food retail	P	P		
SERVICE				
Child day care centers	CUP			
Emergency shelters	CUP			17.400.046
Ancillary Offices	--	P	--	
TRANSPORTATION & COMMUNICATIONS				
Telecommunications facilities, cellular	AUP	AUP	--	17.400.110
*Includes artist studios				

LAND USE & SITE DEVELOPMENT STANDARDS

Special Events & Temporary Events

As a cultural institution, from time to time, special events related to the Museum and Creative Community Center operations may occur, as discussed on the Recreational Activity Program section. These events are considered part of the operation of the Museum and Creative Community Center and are permitted without a Special Event Permit. However, should issues arise from operation of the facility that result in detrimental impacts on the surrounding neighborhood, the City shall have the authority to require the applicant to apply for Special Event Permits, pursuant to Section 17.520 of the CCMC, on a case-by-case basis.

The The Wende will employ a Site Coordinator to ensure that special events minimize impacts to the community and address parking demand and supply.

Development Standards

This Comprehensive Plan provides policies, standards and regulations guiding the development and use of the Project Site. Table 2-1 specifies certain development standards. Specific topics not otherwise addressed or provided in this Comprehensive Plan shall be governed by the Culver City Municipal Code. 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 adoptions 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.

Modifications to the Comprehensive Plan shall be pursuant to the Culver City Zoning Code, Section 17.560.025 – Comprehensive Plan Modifications, Major and Minor or as amended. In the event of a conflict between the Comprehensive Plan and any other ordinance, resolution or policy, the Director shall have the authority to resolve the conflict and determine what standard applies to the Comprehensive Plan.

Table Development Standards			2-1
Development Feature	Requirement by Zoning District		
	Area 1	Area 2	Area 3
Residential density	--	--	50 units/acre (1)
Setbacks	Minimum setbacks required. (3)		
Street facing	None required. Encroachments as permitted herein.		
Interior side	None required.	None required. Encroachments as permitted herein.	12 foot setback between Phase 2 and Phase 3 (i.e. eastern lot line of Phase 3) 5 foot setback between Phase 3 and adjacent parcel (i.e. western lot line of Phase 3)
Rear	For first 15-ft of building height: 10-ft required. For portions of structure above 15-ft in height, a 60-degree clear zone angle must be maintained, measured from 15-ft above the existing grade, and from 10-ft from the rear property line	For first 15-ft of building height: 10-ft required. For portions of structure above 15-ft in height, a 60-degree clear zone angle must be maintained, measured from 15-ft above the existing grade, and from 10-ft from the rear property line (3)	For first 15-ft of building height: 10-ft required. For portions of structure above 15-ft in height, a 60-degree clear zone angle must be maintained, measured from 15-ft above the existing grade, and from 10-ft from the rear property line
Alley	2 feet One half (1/2) the width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.		
Height limit (2)	24 feet (per existing height)	43 feet	35 feet, adjacent to R1 Zone
Landscaping	As required by Chapter 17.310 (Landscaping).		
Parking and loading	As determined by the Parking Utilization Study and Traffic Analysis		
Signs	As determined by Master Sign Program, in conformance with Chapter 17.330 (Signs).		
Notes:			
(1) Subject to § 17.400.065(E)(3), to be no more than six (6) units total. Units will be one story and no more than 12-ft in height.			
(2) See § 17.300.025 (Height Measurement and Height Limit Exceptions).			
(3) Encroachments as permitted herein.			

LAND USE & SITE DEVELOPMENT STANDARDS

Parking

The Project Site is located adjacent to Veterans Park, including a number of recreation facilities, as well as the corresponding public parking lots, which contain a combined total of 305 public parking spaces (see attached Table 1 and Figure 1 from Civic Enterprise Association, LLC March 15, 2013 Wende Museum Parking Utilization Study [the “2013 Parking Utilization Study”]). In addition, per the 2013 Parking Utilization Study there are 100 on-street parking spaces located on the Overland Avenue, Barman Avenue and Coombs Avenue segments adjacent to the park that are for public use, with 86 of the parking spaces available on weekends. The existing public parking will serve the Wende Museum, the Creative Community Center and the affordable housing, as well as the existing uses on the subject parcel to the west and the uses at Veterans Park to the east. No additional parking is required for the uses proposed in Amendment No 1, per the Crain & Associates Parking Demand Study as described below.

Crain & Associates prepared a Parking Demand Study (the “2021 Study”) for Amendment No. 1, based on the 2013 Parking Utilization Study and the Revised Initial Traffic Analysis prepared by the Rifkin Transportation Planning Group approved January 30, 2013 (the “2013 Traffic Analysis”) and the Wende Museum Parking Utilization Study prepared by Civic Enterprise Associates, LLC dated March 15, 2013 (the “2013 Parking Utilization Study”). The parking requirement for the existing Museum based on the Culver City Municipal Code (“Code”) is 38 parking spaces. The parking requirement for the Creative Community Center is 18 parking spaces and the parking requirement for the affordable housing is 8 parking spaces. Thus, the total Code required parking for the Site would be 64 parking spaces, as shown below.

Code Required Parking for Project Site			
Address/Use Type	Sq. Ft./ Units	Parking Ratio	Stall Qty
10808 Culver Blvd / existing Wende Museum	13,073	1:350	38**
10858 Culver Blvd / Creative Community Center	7,022	1 per 5 fixed seats. (88 fixed seats)	18**
10858 Culver Blvd / Affordable Housing	Up to six units	1 per unit + 1 guest per 4 units	8**
Total	---	---	64
** All parking shall be accommodated as shared parking in the adjacent public parking lot or nearby public parking lots.			

Based on the data from the 2013 Parking Utilization Study and the methodology approved by the City, peak parking demand at the Site for existing and proposed uses (i.e. for the Museum, Creative Community Center and affordable housing) would be on Sunday at 2:00 and 3:00 pm with an estimated Project demand for 24 vehicles and an existing Wende Museum demand for 38 vehicles resulting in a total existing Wende Museum and Project parking demand of 62 vehicles. During this period, with the Project and other proposed modifications, there would be 99 parking spaces available within Lots 1 and 2, which would be more than enough to accommodate the existing Wende Museum and Project in their entirety, leaving 37 parking spaces available for other nearby uses. Phase 3 will require converting 21 parking spaces into community garden space.

The 2021 Study also looked at the peak total parking occupancy rate for Lots 1 and 2. The study concluded that after construction of the Creative Community Center and affordable housing on Saturday at 1:00 and 2:00 PM parking demand would exceed the available 92 parking space supply in Lots 1 and 2 considering cumulative parking reductions. The highest peak would be at 2:00 PM when the parking demand would be 116 vehicles.. A generally accepted standard for off-street parking lots is that peak parking occupancy rates of 85-95% are considered to operate most effectively. For the 2013 Parking Utilization Study, a peak parking occupancy rate of 90% was used as the goal. Although the peak parking occupancy would surpass the Lots 1 and 2 parking supply, when considering the other four off-street public parking lots in the nearby vicinity, there would still be ample parking available to accommodate the operation of the Project. There would be a total of 56 available spaces, or a peak parking occupancy rate of 80%, across all six off-street parking lots. The highest peak parking occupancy across all six parking lots would occur on a Sunday at 11:00 AM with a peak parking occupancy rate of 83%. However, the proposed uses would only comprise of 12 vehicles, contributing approximately 5% of the parking demand for the hour.

LAND USE & SITE DEVELOPMENT STANDARDS

Parking

Based on the above, the existing pool of public parking will accommodate the existing and proposed uses, though it will be reduced to accommodate the reconfiguration of the community garden in Phase 3. The new Creative Community Center will not result in an increase in number of people at the site beyond the Wende’s existing uses, which include a 173 seat assembly area. The Wende will hire a full-time Program Coordinator for 10858 Culver Blvd to ensure that major events never occur at the same time at the Museum and at the Creative Community Center. The Program Coordinator will facilitate both externally with groups and individuals that might want to use the Creative Community Center, and internally to ensure that the Museum avoids double-booking major events (over 100 people) on the same night that the Creative Community Center is hosting another audience. Furthermore, since the Museum’s events are already attended by up to 500 guests, which far exceeds the capacity of the Creative Community Center, no net increase in parking or traffic demand is expected with Amendment No. 1.

All parking is under the jurisdiction of Parks, Recreation, and Community Services (PRCS). To the extent that the Creative Community Center requires reserved spaces, approval must occur through the PRCS process, which may require a rental fee for such parking spaces.

Table 1 and Figure 1 From 2013 Parking Utilization Study

Table 1: Off-Street Public Parking Lot Inventory

PARKING LOTS	PARKING SPACES	ADJACENT USES
Lot 1	62	Paddle tennis courts; Project (previous AmVets and Scout House); Community Garden
Lot 2	58	Wende Museum
Lot 3	63	Veterans Park Playground and Tennis Courts
Lot 4	44	Veterans Memorial Building
Lot 5	51	Some employee parking; Veterans Memorial Building and Veterans Park
Lot 6	27	Teen Center; Swimming Pool
Total	305	



¹ For parking purposes, the Creative Community Center consists of two components: one component is an 88-seat theater and the other is the functional extension of the museum: meeting rooms, classrooms, and office space. Use of both components at the same time shall be prohibited. Per the municipal code, the theater requires 18 parking spaces (1 space/5 fixed seats, totaling 17.6 parking spaces), while the meeting rooms, classrooms, and office space require 16 parking spaces (1 space/350 square feet, totaling 15.9 parking spaces). Accordingly, the Creative Community Center is required to provide 18 parking spaces, the greater number of these two requirements for the individual components.

LANDSCAPE & HARDSCAPE PALETTE: EXISTING LANDSCAPE

Subtropical vegetation is planted throughout the existing Wende Museum garden, such as specimen palms, dragon trees, aloes, and cactus, some of which will be “displayed” just like the objects, against hedges or walls. At the center of the garden there is a large decomposed granite courtyard, which is used to host events, movies, lectures, etc. Specimen trees and palms provide shade. A lower garden, which is visible from the sidewalk outside, serves as an intimate space to display objects. Drip irrigation will be provided for the landscaping.

The outdoor open space contains gathering spaces for groups large and small, seating areas, a fountain, art works and is surrounded by a steel fence of rectangular pickets with no top rail. The fence, coupled with shrubs and palms of varying heights, allows passerby and drivers to be able to see partial views of pieces of the Berlin Wall segment, and other statutes, lit at night.

The front of the Museum is scattered with clusters of palms and boulders, with lower plants throughout a gravel mulch and decomposed granite ground cover. This motif continues along the parking lot edge, where groups of fan palms provide verticality to the building’s horizontal nature.

NOTE: Trees/plants shown adjacent are intended to be illustrative only.



FESTUCA GLAUCA



EUPHORBIA INGENS



AGAVE ATTENUATA



ALOE ARBORESCENS



QUEEN PALM



ALOE MARLOTHII



AGAVE AMERICANA



BAMBUSIA OLDHAMII



PHOENIX CANARIENSIS



BUTIA CAPITATA



DRACAENA DRACO



OLEA EUROPAEA



CORDYLINE SPP.



CYCAS REVOLUTA



SENECIO MANDRALISCAE



STRELITZIA REGINAE

LANDSCAPE & HARDSCAPE PALETTE: PROPOSED LANDSCAPE

The concept for the proposed landscape at the Expansion Area aims to tie in with that of the Wende Museum by extending the space by approximately 30 feet in length, and visually by utilizing the same hardscape, softscape and planting palettes, with additional plant species introduced for the roof garden spaces. The goal for the proposed landscape is to extend the open space beyond the ground level by bringing greenery onto each level, terminating with a multi-purpose roof terrace with a designated space for productive community gardening.

The landscape design will also meet all requirements set forth by Section 17.310 – Landscaping of the Culver City Municipal Code.

GROUNDCOVER



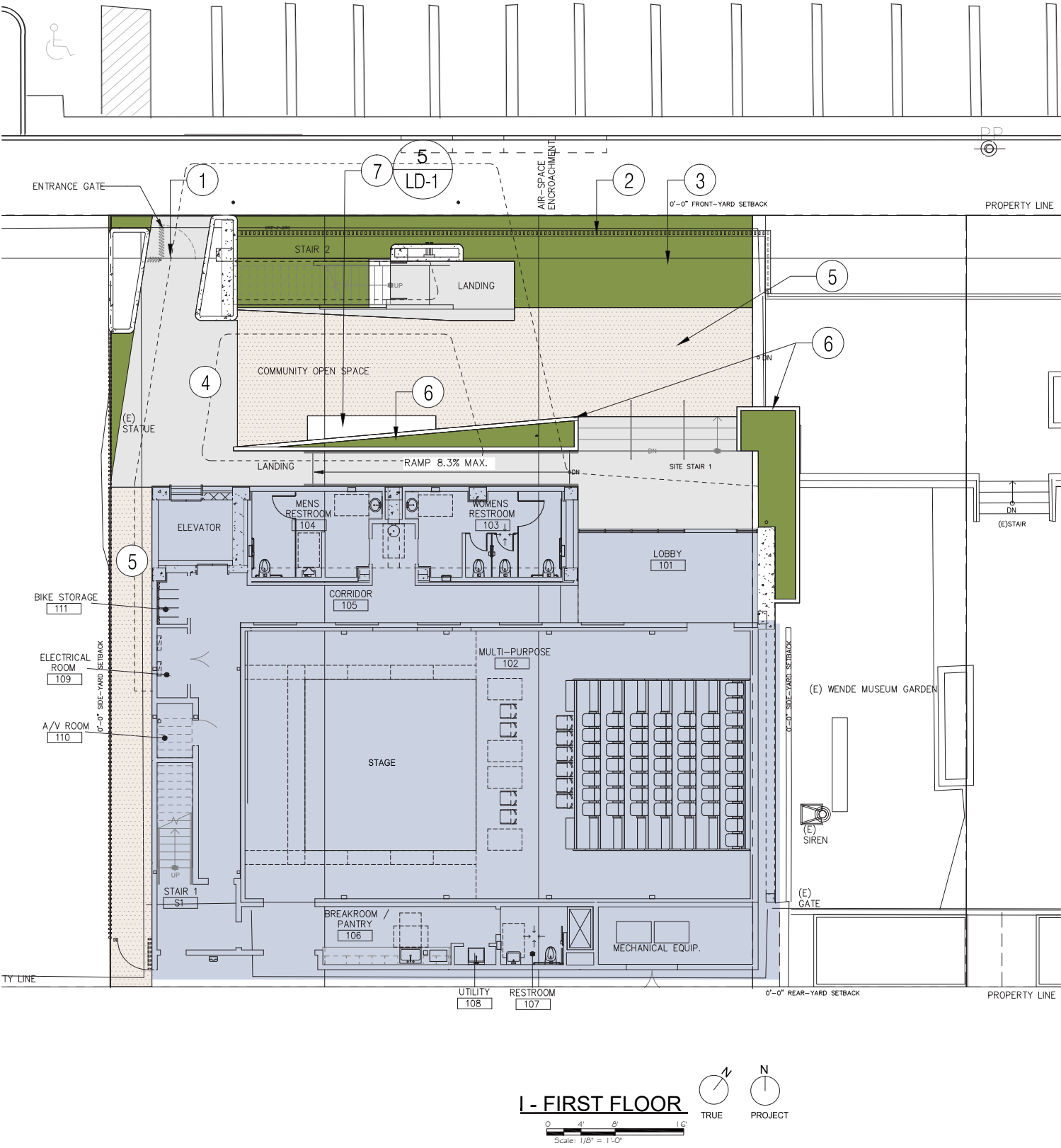
SHRUBS



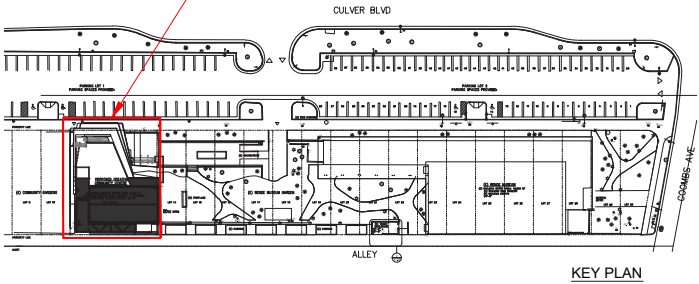
TREES



PROPOSED HARDSCAPE - GROUND LEVEL



SCOPE OF WORK AREA



- KEYNOTES
- 1. ENTRANCE GATE
 - 2. METAL FENCE TO MATCH EX. FENCE.
 - 3. ON GRADE PLANTING
 - 4. CONC. PAVING
 - 5. DECOMPOSED GRANITE
 - 6. CONC. PLANTER W/ BOARDFORMED FINISH PER ARCH.

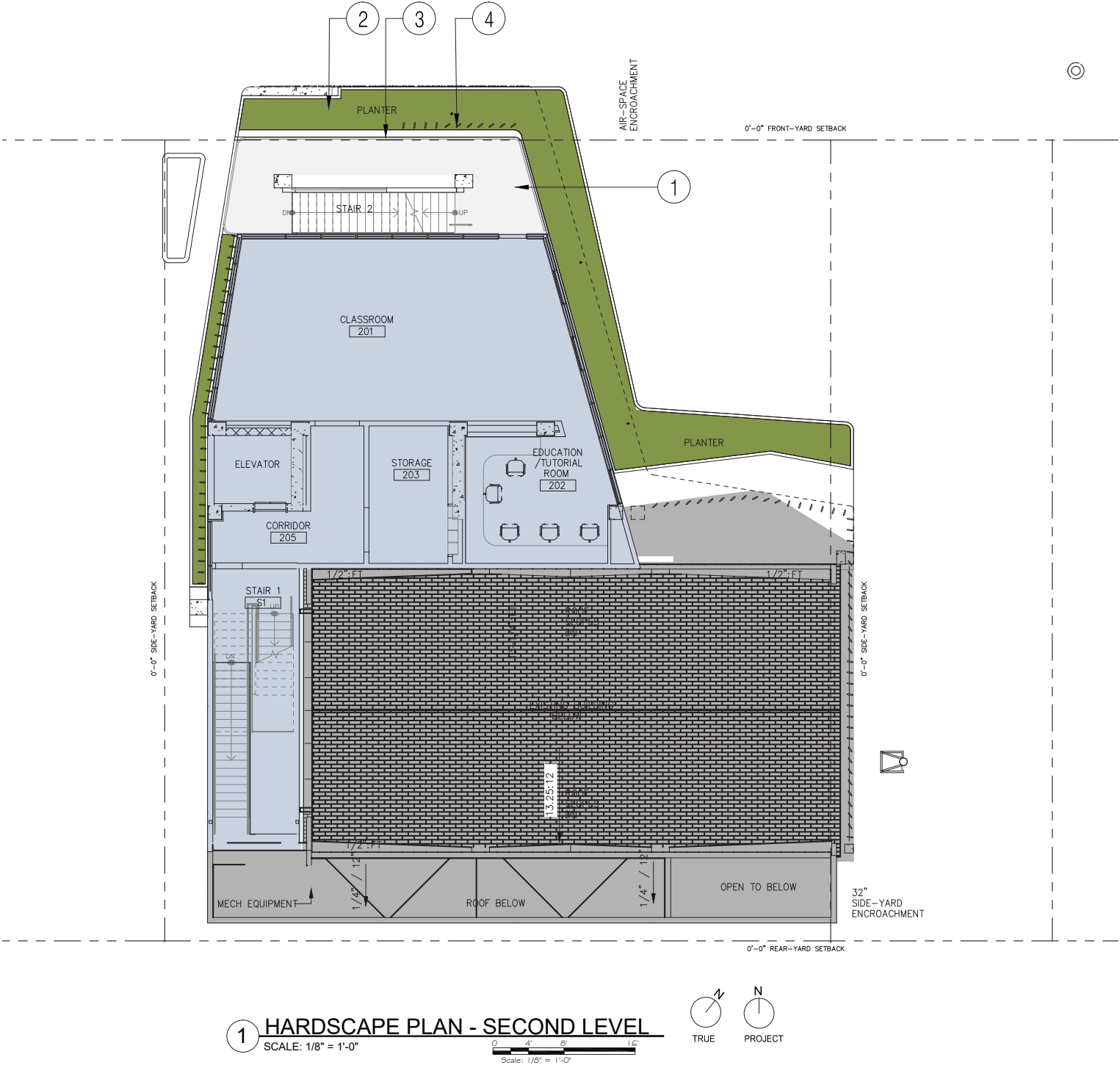


7. BUILT-IN BENCH



TOTAL LANDSCAPE AREA = 623 SF.
TOTAL HARDSCAPE AREA = 1,941 SF.

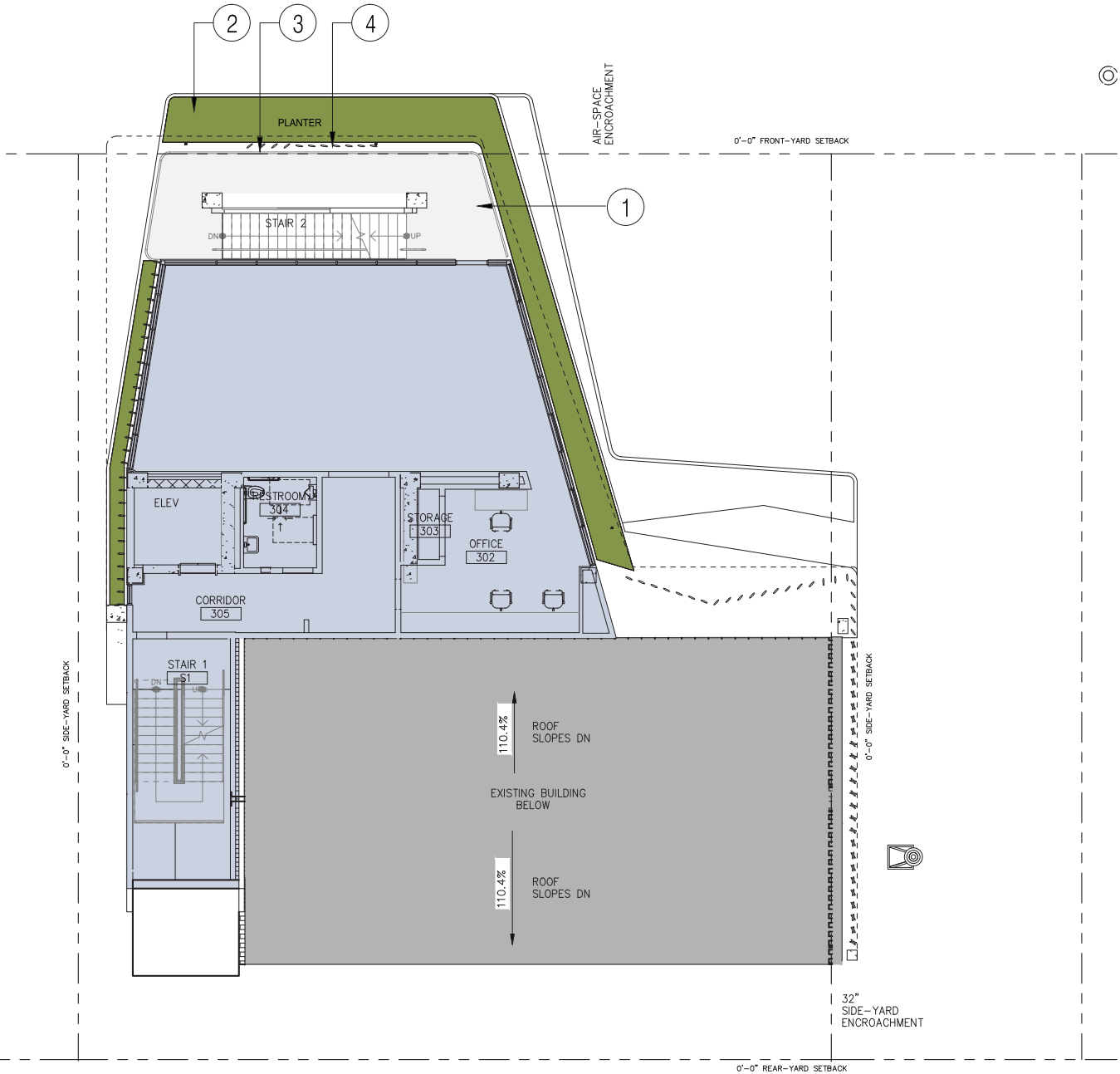
PROPOSED HARDSCAPE - SECOND FLOOR PLAN



- KEYNOTES
- 1. CONC. PAVING PER ARCH.
 - 2. DEPRESSED PLANTER
 - 3. 42" GUARDRAIL, SEE ARCH. DWGS.
 - 4. ALUMINUM SCREEN, SEE ARCH. DWGS.

TOTAL LANDSCAPE AREA = 501 SF.
TOTAL HARDSCAPE AREA = 232 SF.

PROPOSED HARDSCAPE - THIRD FLOOR PLAN



- KEYNOTES
- 1. CONC. PAVING PER ARCH.
 - 2. DEPRESSED PLANTER
 - 3. 42" GUARDRAIL. SEE ARCH. DWGS.
 - 4. ALUMINUM SCREEN, SEE ARCH. DWGS.
- TOTAL LANDSCAPE AREA = 347 SF.
- TOTAL HARDSCAPE AREA = 227 SF.

1 HARDSCAPE PLAN - THIRD LEVEL
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
Scale: 1/8" = 1'-0"

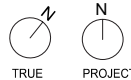
TRUE PROJECT

CULVER CITY COMPREHENSIVE PLAN



0 4' 8' 16'

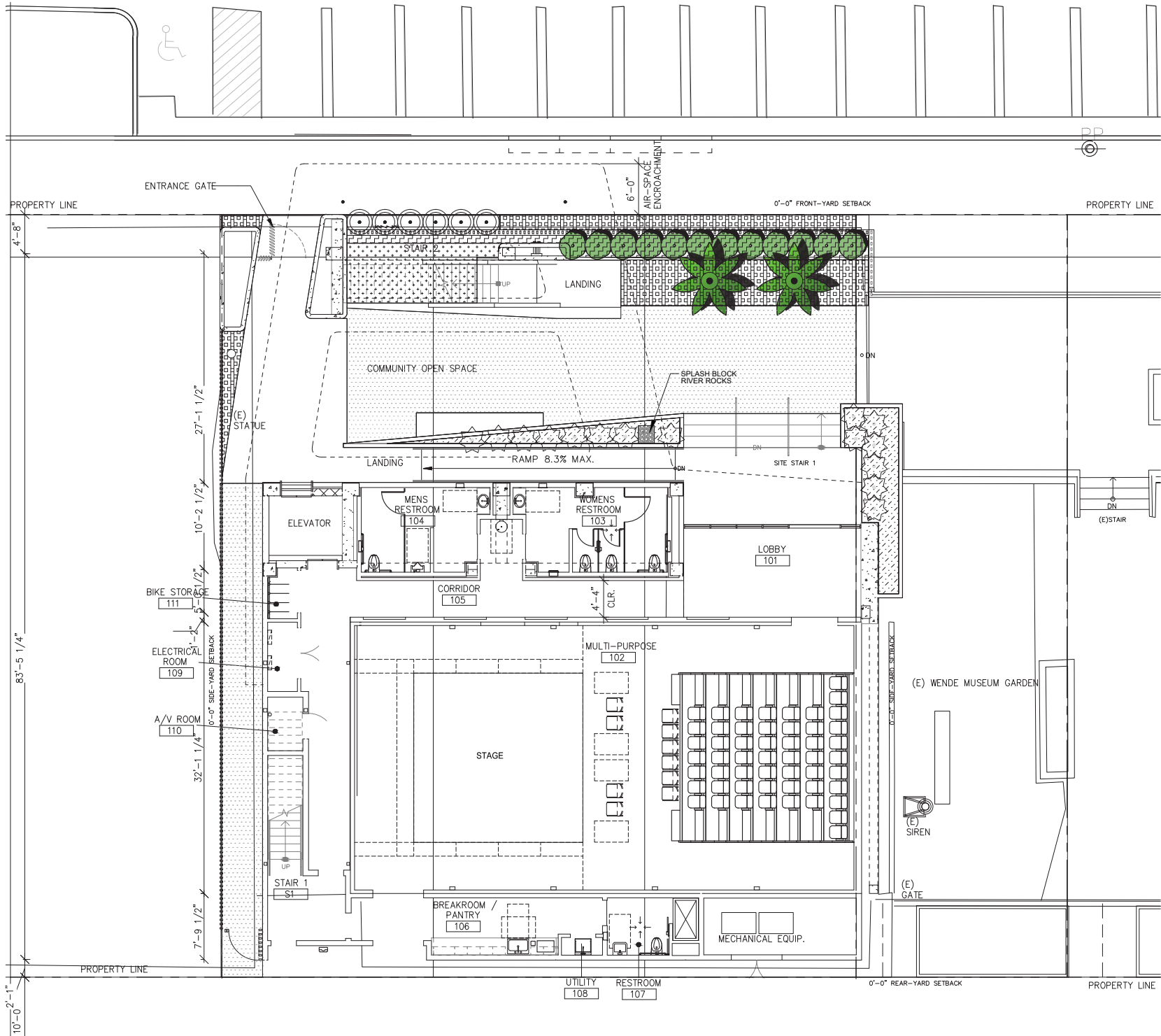
Scale: $1/8" = 1'-0"$



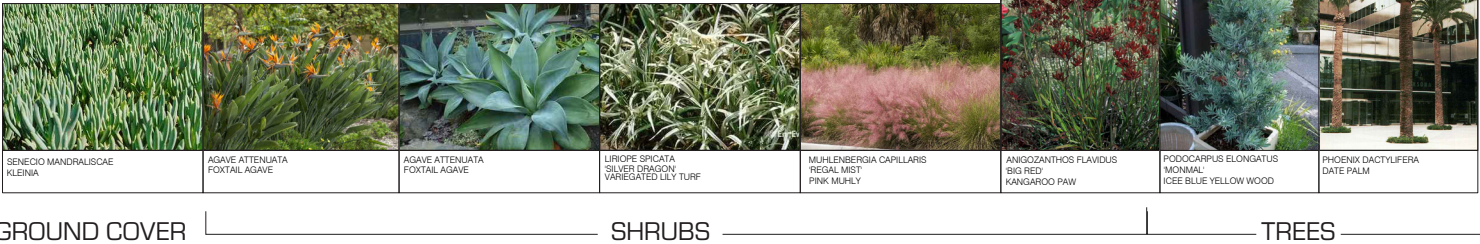
TOTAL HARDSCAPE AREA = 778 SF.



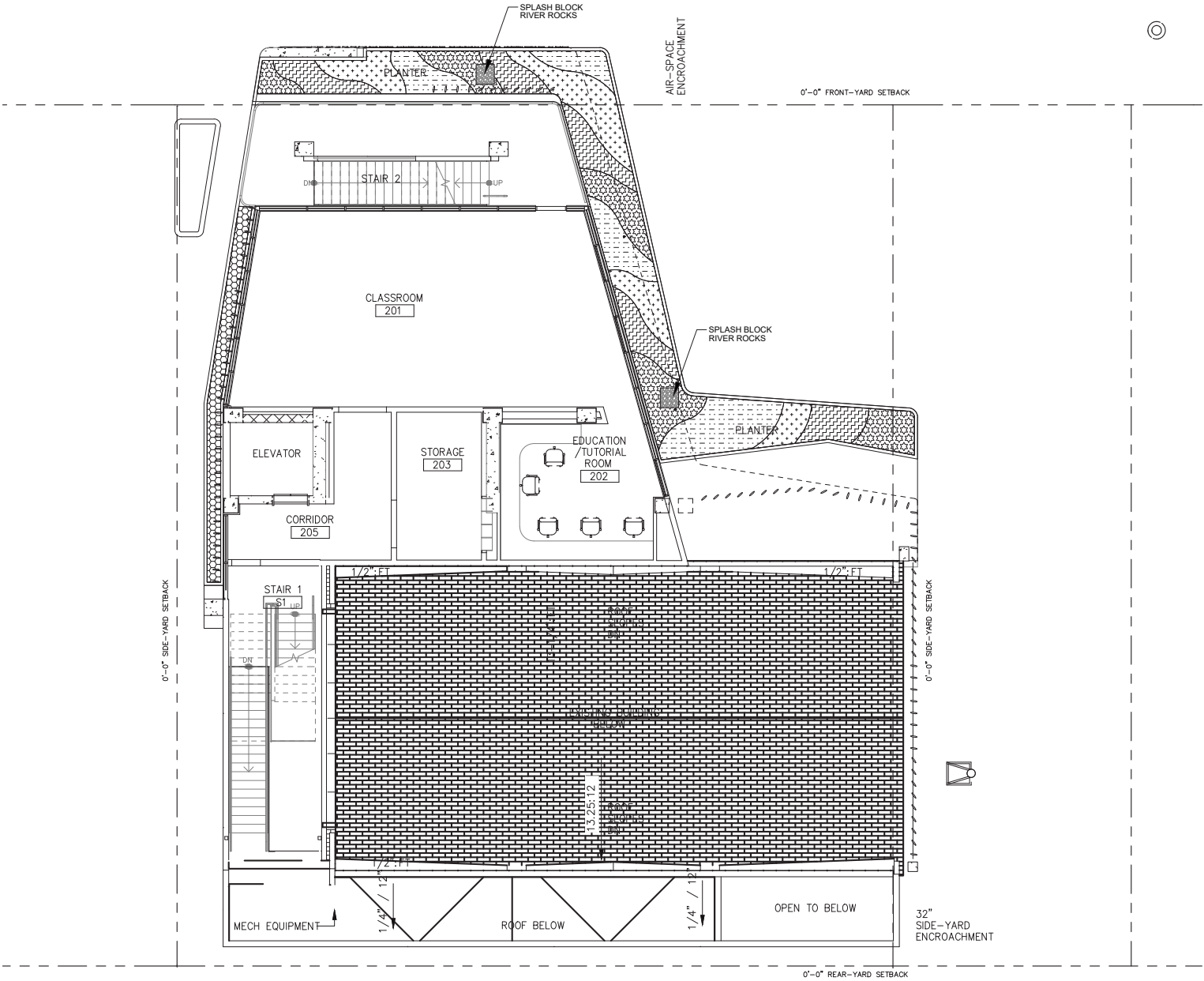
PROPOSED LANDSCAPE - GROUND LEVEL



PLANTING LEGEND (ADD ALT. ITEMS)		
TREES	SIZE & QUAN.	WUCOLS
PHOENIX DACTYLIFERA DATE PALM	15FT. TRUNK HT. / 2 EA.	MODERATE
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOW WOOD	15 GAL. / 12 EA.	MODERATE
SHRUB & GROUND COVER	SIZE & QUAN.	WUCOLS
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL. / 15 EA.	LOW
ANIGOZANTHOS FLAVIDUS 'BIG RED' KANGAROO PAW	5 GAL. / 6 EA.	MODERATE
STRELITZIA REGINAE BIRD OF PARADISE	5 GAL. @ 24" O.C. / 31 EA.	MODERATE
MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	1 GAL. @ 24" O.C. / 65 EA.	MODERATE
LIRIOPE SPICATA 'SILVER DRAGON' VARIEGATED LILY TURF	1 GAL. @ 18" O.C. / 50 EA.	MODERATE
SENECIO MANDRALISCAE KLEINIA	4" POT@12" O.C. / 142 EA.	LOW



PROPOSED LANDSCAPE - SECOND FLOOR LEVEL



PLANTING LEGEND (ADD ALT. ITEMS)		
SHRUB & GROUND COVER	SIZE & QUAN.	WUCOLS
ALOE STRIATA CORAL ALOE	1 GAL. @ 24" O.C. / 28 EA.	LOW
KALANCHOE LUCIAE PADDLE PLANT	1 GAL. @ 18" O.C. / 47 EA.	LOW
CALANDRANIA SPECTABILIS ROCK PURSLANE	1 GAL. @ 12" O.C. / 106 EA.	LOW
SENECIO MANDRALISCAE KLEINIA	4" POT @ 12" O.C. / 122 EA.	LOW
SENECIO RADICANS STRING OF BANANAS	4" POT @ 12" O.C. / 56 EA.	LOW



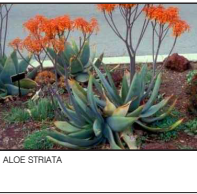
SENECIO MANDRALISCAE
KLEINIA



CALANDRANIA SPECTABILIS
ROCK PURSLANE



KALANCHOE LUCIAE
PADDLE PLANT



ALOE STRIATA

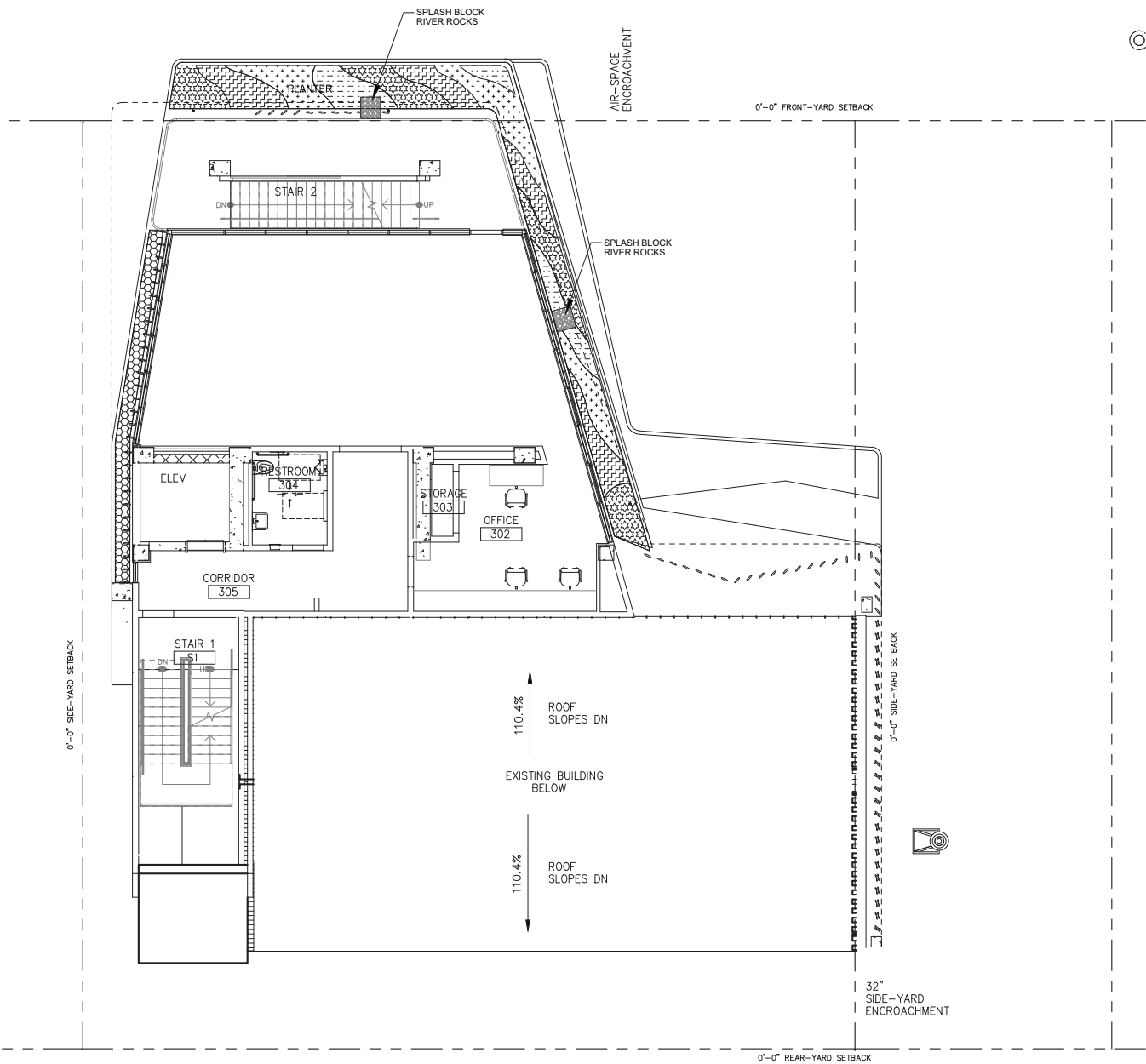


SENECIO RADICANS
STRING OF BANANAS

GROUND COVER

SHRUBS

PROPOSED LANDSCAPE - THIRD FLOOR LEVEL



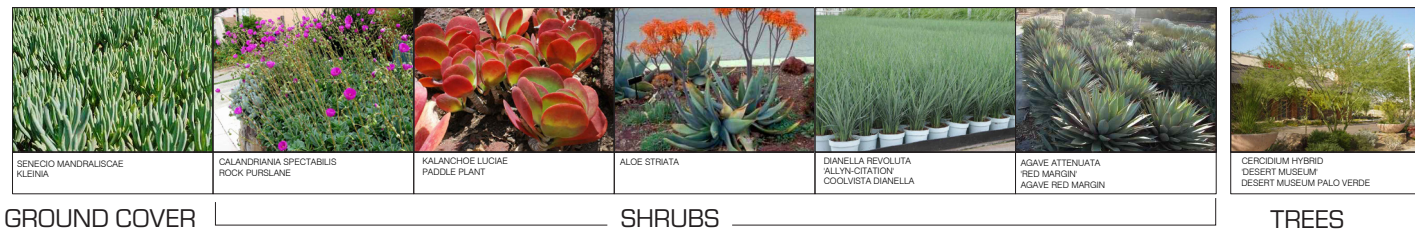
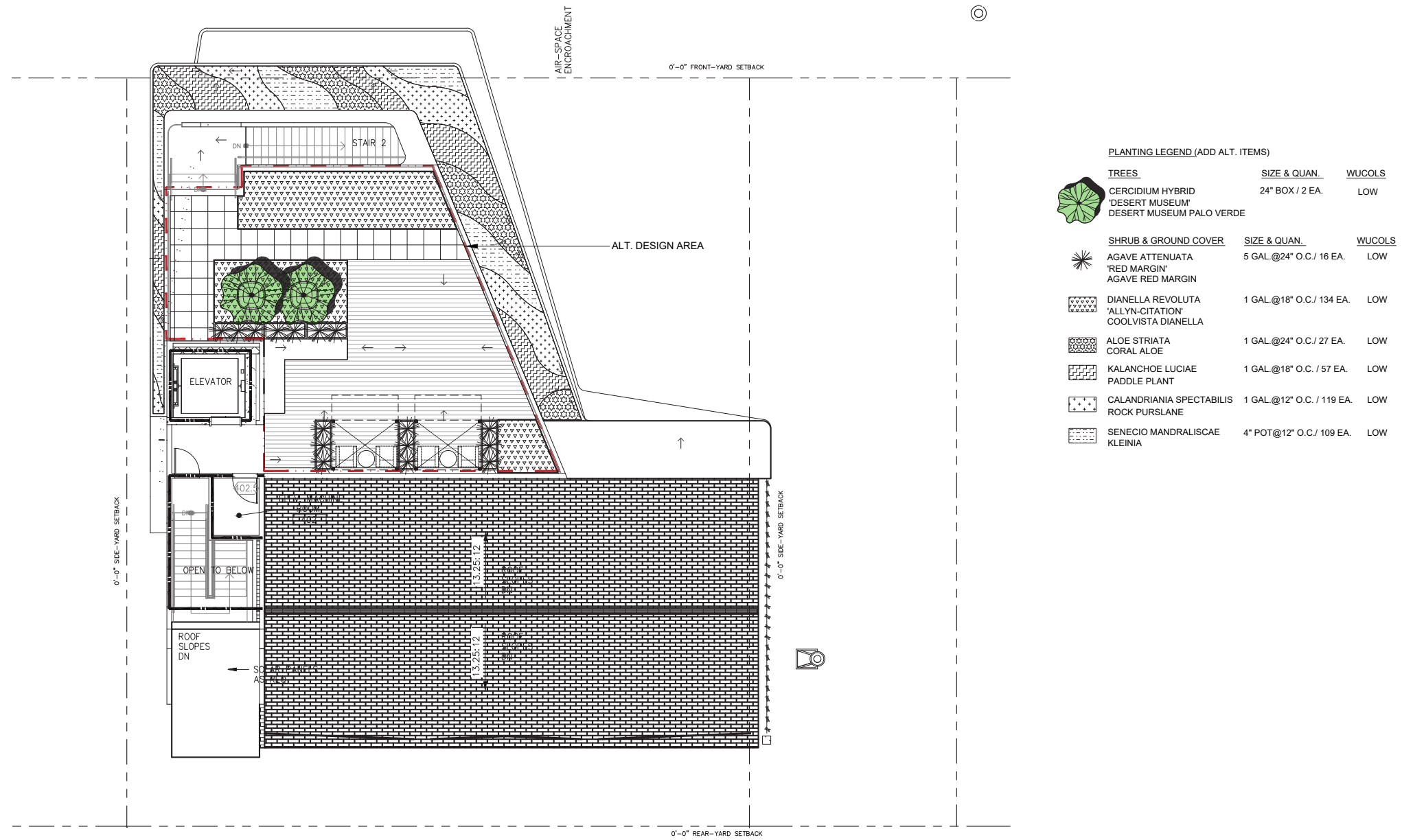
©

PLANTING LEGEND (ADD ALT. ITEMS)		
SHRUB & GROUND COVER	SIZE & QUAN.	WUCOLS
ALOE STRIATA CORAL ALOE	1 GAL. @ 24" O.C. / 22 EA.	LOW
KALANCHOE LUCIAE PADDLE PLANT	1 GAL. @ 18" O.C. / 36 EA.	LOW
CALANDRINIA SPECTABILIS ROCK PURSLANE	1 GAL. @ 12" O.C. / 76 EA.	LOW
SENECIO MANDRALISCAE KLEINIA	4" POT @ 12" O.C. / 55 EA.	LOW
SENECIO RADICANS STRING OF BANANAS	4" POT @ 12" O.C. / 57 EA.	LOW



GROUND COVER | SHRUBS

PROPOSED LANDSCAPE - ROOF DECK LEVEL



SIGNAGE

Current signage was approved through a Master Sign Program (MSP) that will be amended or replaced in order to accommodate signage for the proposed Creative Community Center.

Existing signage includes three wall signs along the northern frontage (totaling 64.2 square feet.), two wall signs along the eastern frontage (totaling 57.8 square feet.), and three monument signs adjacent to the parking lot (totaling 77.8 square. feet.). One 37.4 square foot sign faces west within the Museum’s existing garden. The existing signs comprise 237.2 square feet.

Proposed signs will match the existing sign types. Proposed locations include the North face of the Creative Community Center, which is seen from Culver Blvd., providing an opportunity for building identification and branding. The Wende logo has been modified to distinguish the community center from the museum while informing the visitor it’s part of a new Wende venue. Signs are currently placed where they can be seen from the street, on the small soffit, leaving a blank wall on which to place the iconic Wende mark. Pin mounted letter type is used because it gives dimension and increases visibility, while the size was determined after studying the scale of the building.

The copy and logo were made as large as possible for adequate visibility, while respecting the architecture and the scale of the building and surrounding space. Both signs will be legible from Culver Blvd. Lighting will be proposed to accommodate building conditions and maximize visibility and aesthetic quality, although not all signs will be illuminated. Sign illumination will include halo lighting, consistent with the other signs on the property. Soffit lettering will be lit from the garden, which is also consistent with the present MSP. On the east side, the lettering will be separated from the Wende mark much like layout currently on the north face. The copy will be flush right to tie into the logo sign.

The community center building frontage is 77'-10" which when calculated at the allowable area rate of 1.5 square feet, per the CCMC yields a total of 115.5 sq. ft.. Per the CCMC, there is also a maximum cap of 200 square feet per frontage. The proposed signage would be a total of 45.39 square feet and the existing is 64.2 sq. ft., along the northern frontage, well below the maximum allowable. This adequately identifies the building function and its association with the Wende Museum.



EXISTING SIGNAGE



PROPOSED SIGNAGE

EXTERIOR BUILDING WALL SIGN ELEVATION DRAWINGS 2ND FLOOR

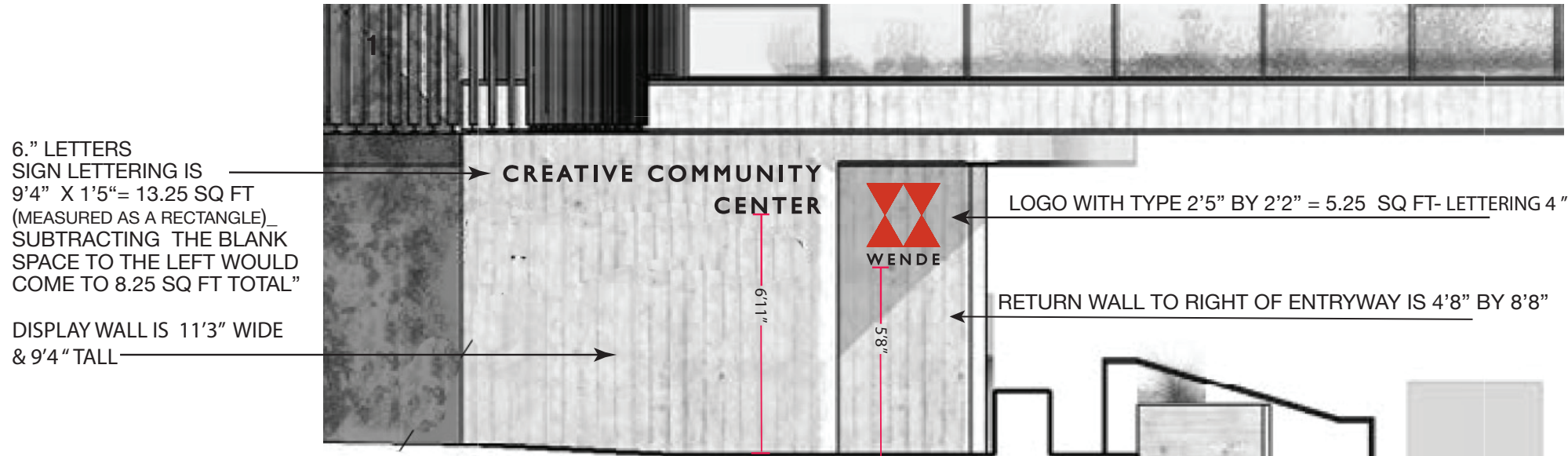
1-1 - ELEVATION SHEET 1



PROPOSED SIGNAGE

EXTERIOR BUILDING SIGN ELEVATION DRAWINGS GROUND FLOOR

2-1 - SIGNAGE ELEVATION SHEET



EAST ELEVATION

1/4" = 1'



EAST ELEVATION RENDERINGS

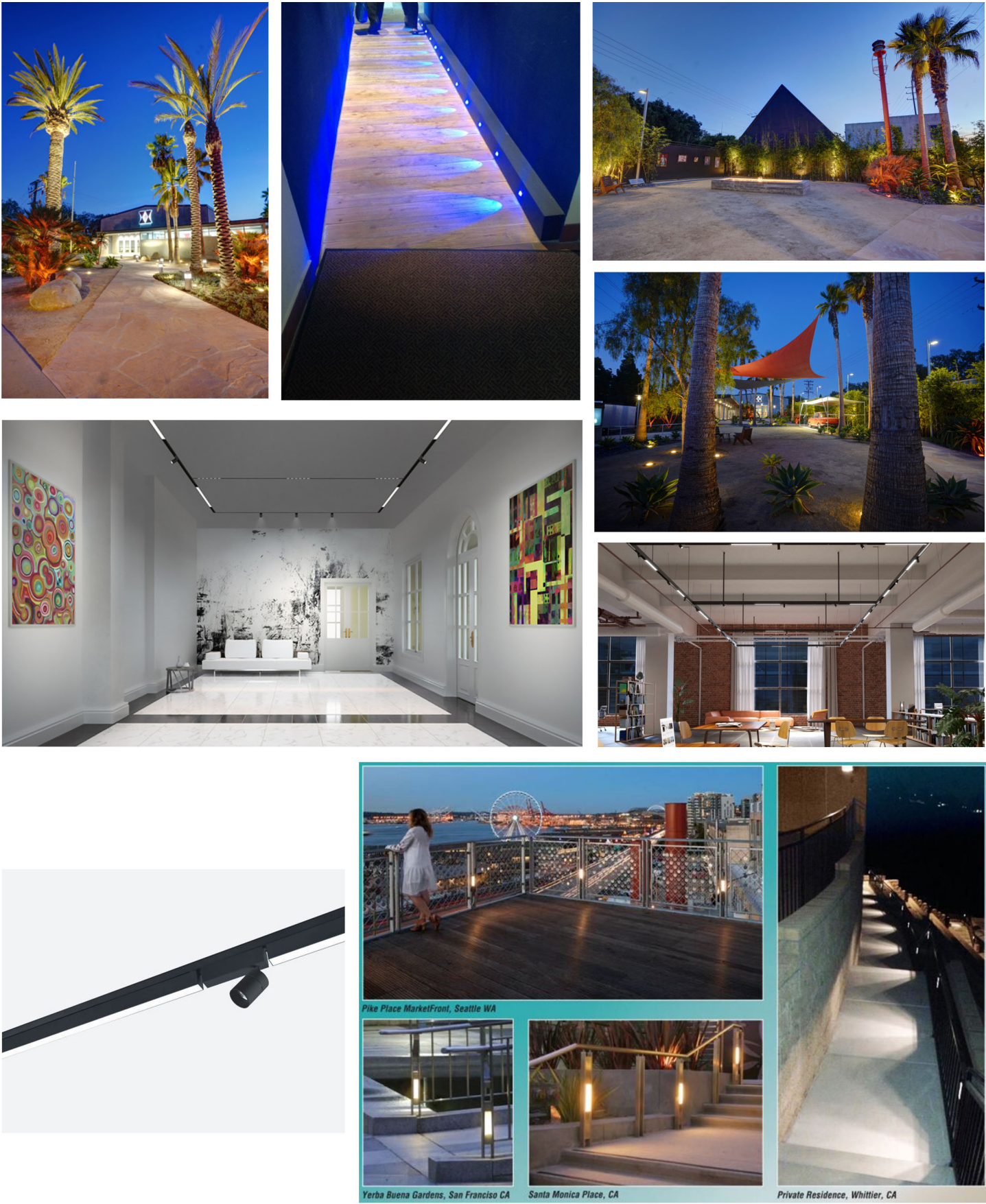
PROPOSED LIGHTING

Exterior lighting

At night, the Creative Community Center will be visually linked by extending the existing landscape lighting palate to encompass both buildings and the intervening space.

The architecture of the Creative Community Center will be enhanced by selectively illuminating elements such as the grillwork, entry signage, and planters. Thus the new lighting adds components to the Culver City arts corridor night scape.

To increase harmony with the adjacent residences, care will be taken with the location, aiming and type of illumination to ensure there is no light trespass upon the neighbors while maintaining safety and security. Exterior lighting fixtures at trees and facade features are adjustable led lights, they will be aimed to trees and feature walls without spill lights outside the boundaries of site. Other light fixtures are directed downward to provide area lighting within the site. Outdoor lighting will comply with Section 17.300.040 of Culver City Municipal Code, including code minimum lighting at ingress/egress doors along the alley. Ceilings along walkways will be illuminated.



PROPOSED LIGHTING

SHEET GENERAL NOTES

- A

LIGHT FIXTURES WITH A CONTROL ZONE ARE TO BE DIMMED/CONTROLLED BY ALL NEW CRESTRON LIGHTING CONTROL SYSTEM. ALL NEW CRESTRON CAEN-GREEN LIGHT DIMMING SYSTEM TO BE SPECIFIED AND DESIGNED INTO THE PROJECT. ABOUT ONE 5X2 CAEN MLO PANEL ALONG WITH TOUCH SCREEN LIGHTING CONTROL SYSTEM TO BE UNIFIED WITH AV USER INTERFACE AND SIMPLE CRESTRON ROOM LIGHTING CONTROL KEY PADS ALONG WITH ANY OCC/VAC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24 STANDARDS REFER TO PE.
- B

CONTRACTOR TO AIM, ADJUST, FOCUS, RELAMP, RELENS FIXTURES AS REQUIRED DURING LIGHTING AIMING WORK WITH LIGHTING CONSULTANT. PROVIDE ALL TOOLS, GLOVES, LADDERS, LIFTS, AS REQUIRED, COORDINATE AND SCHEDULE ALL AIMING WITH LIGHTING CONSULTANT AND ALL OTHER TRADES AND OPERATIONS SO ALL FIXTURES ARE ACCESSIBLE.
- C

OUTDOOR LIGHTING TO COMPLY WITH THE SECTION 17.300.040 OF CULVER CITY MUNICIPAL CODE.

SHEET KEY NOTES

- 1

EL 104 & EL 104-S: EXTERIOR RATED IN GROUND RECESSED FLOOD LIGHT RESERVED TO PROVIDE TREES UP LIGHTING. LOCATION OF THE FIXTURES IS INDICATIVE, PENDING TO FINAL LANDSCAPE DESIGN. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 2

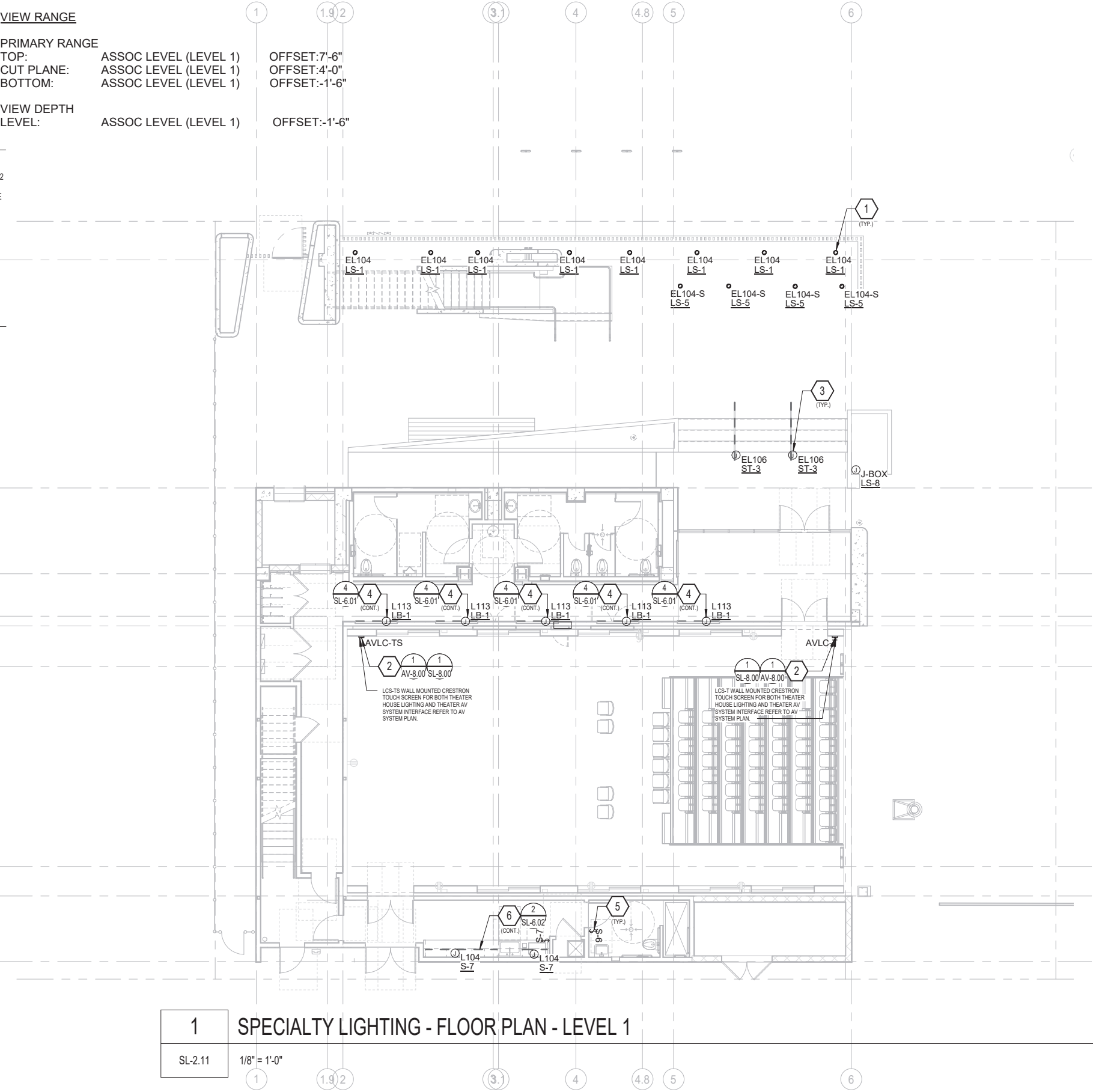
LCS = LIGHTING CONTROL STATION - CRESTRON CONTROL SCREEN FLUSH WALL MOUNT AT STANDARD SWITCH HEIGHT, TOUCH SCREEN INTERFACE FULLY PROGRAMMED WITH CUSTOM PROPERTY BRAND LOGOS, COLORS, SCREEN LAYOUTS, TO PROVIDE ROOM COMBINE/DECOMBINE LIGHTING ZONE FUNCTIONS, MANUAL LIGHTING ZONE CONTROLS AND PREPROGRAMMED LIGHTING SCENE PRESET RECALLS. CONTRACTOR TO PROVIDE CRESTRON DIMMING PANEL PROCESSORS AND TOUCH SCREENS TO PROVIDE LIGHTING CONTROL INTENT AS SHOWN IN CONJUNCTION WITH CRESTRON AUDIO VISUAL SYSTEMS DESIGN AND SPECIFIED BY AUDIO VISUAL DESIGN CONSULTANT, CRESTRON OR CONTRACTOR TO REFER TO JLLP LIGHTING CONTROL DIAGRAM, AUDIO VISUAL SYSTEM PLANS AND SPECIFICATIONS, ELECTRICAL ENGINEER CONTROL PLANS AND SPECIFICATIONS TO FULLY COORDINATE ANY CRESTRON SYSTEMS UNIFICATION IN ORDER TO ILLUMINATE ANT REDUNDANT CRESTRON SYSTEM EQUIPMENT (TOUCH SCREEN FOR EXAMPLE) THAT CAN SERVE BOTH LIGHTING AND AUDIO VISUAL INTERFACE FUNCTIONS. SEE SPECIALTY LIGHTING CONTROL PLANS AND SPECIFICATIONS.
- 3

EL 106: EXTERIOR RATED MINIATURE LINEAR LED STRIP LIGHT TO BE INTEGRATED INSTALLED IN THE HANDRAILS, ALL FIXTURE, WIRING AND DRIVER BOXES TO BE CONCEALED FROM PUBLIC VIEW. CONTRACTOR TO COORDINATE WITH LIGHT RAIL MANUFACTURER TO PROVIDE FULLY COMPLETE SHOP DRAWINGS FOR DESIGN TEAM REVIEW AND APPROVAL. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 4

L 113: MINIATURE LINEAR LED STRIP LIGHT TO BE INTEGRATED INSTALL IN FOR SIDES INSIDE THE ALCOVE DETAIL, FIXTURE TO BE FULLY CONCEALED FROM THE PUBLIC VIEW, SEE JLLP DETAIL SHEET.
- 5

CRESTRON KEY PAD LIGHT SWITCHES SUPPLEMENTED WITH LOCAL ROOM LIGHTING CONTROL VAC/OCC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24.
- 6

L 120: MINIATURE LINEAR LED STRIP LIGHT IN A CHANNEL AND FROSTED LENS TO BE SURFACE MOUNT UNDERNEATH THE UPPER CABINET FOR TASK LIGHTING, CONTRACTOR TO PROVIDE A 1" LIP AT THE BOTTOM EDGE OF THE UPPER CABINET TO FULLY CONCEAL THE FIXTURE FROM PUBLIC VIEW.



1

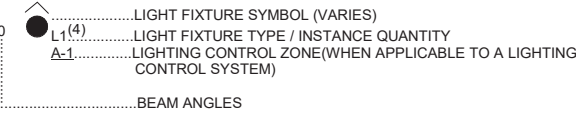
SL-2.11

SPECIALTY LIGHTING - FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

PROPOSED LIGHTING

LIGHT FIXTURE ANNOTATION KEY



SHEET GENERAL NOTES

- A LIGHT FIXTURES WITH A CONTROL ZONE ARE TO BE DIMMED/CONTROLLED BY ALL NEW CRESTRON LIGHTING CONTROL SYSTEM. ALL NEW CRESTRON CAEN-GREEN LIGHT DIMMING SYSTEM TO BE SPECIFIED AND DESIGNED INTO THE PROJECT, ABOUT ONE 5X2 CAEN MLO PANEL ALONG WITH TOUCH SCREEN LIGHTING CONTROL SYSTEM TO BE UNIFIED WITH AV USER INTERFACE AND SIMPLE CRESTRON ROOM LIGHTING CONTROL KEY PADS ALONG WITH ANY OCC/VAC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24 STANDARDS REFER TO PE.
- B CONTRACTOR TO AIM, ADJUST, FOCUS, RELAMP, RELENS FIXTURES AS REQUIRED DURING LIGHTING AIMING WORK WITH LIGHTING CONSULTANT. PROVIDE ALL TOOLS, GLOVES, LADDERS, LIFTS, AS REQUIRED, COORDINATE AND SCHEDULE ALL AIMING WITH LIGHTING CONSULTANT AND ALL OTHER TRADES AND OPERATIONS SO ALL FIXTURES ARE ACCESSIBLE.
- C OUTDOOR LIGHTING TO COMPLY WITH THE SECTION 17.300.040 OF CULVER CITY MUNICIPAL CODE.

SHEET KEY NOTES

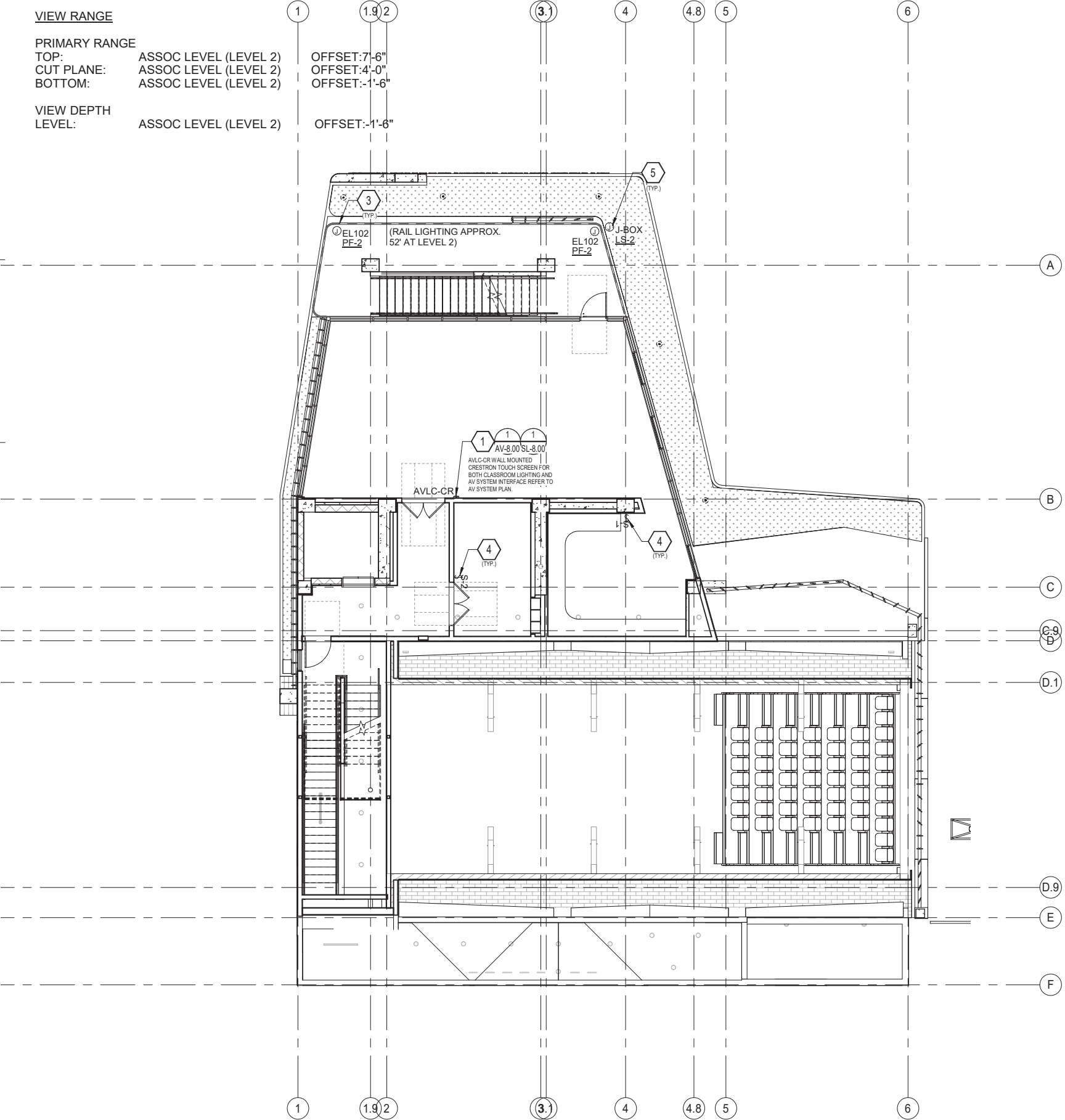
- 1 LCS = LIGHTING CONTROL STATION - CRESTRON CONTROL SCREEN FLUSH WALL MOUNT AT STANDARD SWITCH HEIGHT, TOUCH SCREEN INTERFACE FULLY PROGRAMMED WITH CUSTOM PROPERTY BRAND LOGOS, COLORS, SCREEN LAYOUTS, TO PROVIDE ROOM COMBINE/DECOMBINE LIGHTING ZONE FUNCTIONS, MANUAL LIGHTING ZONE CONTROLS AND PREPROGRAMMED LIGHTING SCENE PRESET RECALLS. CONTRACTOR TO PROVIDE CRESTRON DIMMING PANEL PROCESSORS AND TOUCH SCREENS TO PROVIDE LIGHTING CONTROL INTENT AS SHOWN IN CONJUNCTION WITH CRESTRON AUDIO VISUAL SYSTEMS DESIGN AND SPECIFIED BY AUDIO VISUAL DESIGN CONSULTANT, CRESTRON OR CONTRACTOR TO REFER TO JLLP LIGHTING CONTROL DIAGRAM, AUDIO VISUAL SYSTEM PLANS AND SPECIFICATIONS, ELECTRICAL ENGINEER CONTROL PLANS AND SPECIFICATIONS TO FULLY COORDINATE ANY CRESTRON SYSTEMS UNIFICATION IN ORDER TO ILLUMINATE ANT REDUNDANT CRESTRON SYSTEM EQUIPMENT (TOUCH SCREEN FOR EXAMPLE) THAT CAN SERVE BOTH LIGHTING AND AUDIO VISUAL INTERFACE FUNCTIONS. SEE SPECIALTY LIGHTING CONTROL PLANS AND SPECIFICATIONS.
- 2 NOT USED.
- 3 EL102: EXTERIOR RATED LINEAR LED STRIP LIGHT TO BE INTEGRATED INSTALLED IN THE GUARDRAIL TO PROVIDE GENERAL LOW LEVEL LIGHTING AT THE EXTERIOR PRE-FUNCTION. J-BOX TO PROVIDE POWER AND CONTROL CIRCUIT TO LED STRIP, AT MAX. 40' RUN. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 4 CRESTRON KEY PAD LIGHT SWITCHES SUPPLEMENTED WITH LOCAL ROOM LIGHTING CONTROL VAC/OCC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24.
- 5 J-BOX RESERVES POWER AND CIRCUIT FOR FUTURE PLANTING / LANDSCAPE LIGHTING. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.

VIEW RANGE

PRIMARY RANGE		
TOP:	ASSOC LEVEL (LEVEL 2)	OFFSET:7'-6"
CUT PLANE:	ASSOC LEVEL (LEVEL 2)	OFFSET:4'-0"
BOTTOM:	ASSOC LEVEL (LEVEL 2)	OFFSET:-1'-6"

VIEW DEPTH

LEVEL:	ASSOC LEVEL (LEVEL 2)	OFFSET:-1'-6"
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PROPOSED LIGHTING

LIGHT FIXTURE ANNOTATION KEY

- LIGHT FIXTURE SYMBOL (VARIES)
- L1(4) LIGHT FIXTURE TYPE / INSTANCE QUANTITY
- A-1 LIGHTING CONTROL ZONE(WHEN APPLICABLE TO A LIGHTING CONTROL SYSTEM)
- BEAM ANGLES

SHEET GENERAL NOTES

- A LIGHT FIXTURES WITH A CONTROL ZONE ARE TO BE DIMMED/CONTROLLED BY ALL NEW CRESTRON LIGHTING CONTROL SYSTEM. ALL NEW CRESTRON CAEN-GREEN LIGHT DIMMING SYSTEM TO BE SPECIFIED AND DESIGNED INTO THE PROJECT, ABOUT ONE 5X2 CAEN MLO PANEL ALONG WITH TOUCH SCREEN LIGHTING CONTROL SYSTEM TO BE UNIFIED WITH AV USER INTERFACE AND SIMPLE CRESTRON ROOM LIGHTING CONTROL KEY PADS ALONG WITH ANY OCC/VAC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24 STANDARDS REFER TO PE.
- B CONTRACTOR TO AIM, ADJUST, FOCUS, RELAMP, RELENS FIXTURES AS REQUIRED DURING LIGHTING AIMING WORK WITH LIGHTING CONSULTANT. PROVIDE ALL TOOLS, GLOVES, LADDERS, LIFTS, AS REQUIRED, COORDINATE AND SCHEDULE ALL AIMING WITH LIGHTING CONSULTANT AND ALL OTHER TRADES AND OPERATIONS SO ALL FIXTURES ARE ACCESSIBLE.
- C OUTDOOR LIGHTING TO COMPLY WITH THE SECTION 17.300.040 OF CULVER CITY MUNICIPAL CODE.

SHEET KEY NOTES

- 1 LCS = LIGHTING CONTROL STATION - CRESTRON SCREEN FLUSH WALL MOUNT AT STANDARD SWITCH HEIGHT, TOUCH SCREEN INTERFACE FULLY PROGRAMMED WITH CUSTOM PROPERTY BRAND LOGOS, COLORS, SCREEN LAYOUTS, TO PROVIDE ROOM COMBINE/DECOMBINE LIGHTING ZONE FUNCTIONS, MANUAL LIGHTING ZONE CONTROLS AND PREPROGRAMMED LIGHTING SCENE PRESET RECALLS. CONTRACTOR TO PROVIDE CRESTRON DIMMING PANEL PROCESSORS AND TOUCH SCREENS TO PROVIDE LIGHTING CONTROL INTENT AS SHOWN IN CONJUNCTION WITH CRESTRON AUDIO VISUAL SYSTEMS DESIGN AND SPECIFIED BY AUDIO VISUAL DESIGN CONSULTANT, CRESTRON OR CONTRACTOR TO REFER TO JLLP LIGHTING CONTROL DIAGRAM, AUDIO VISUAL SYSTEM PLANS AND SPECIFICATIONS, ELECTRICAL ENGINEER CONTROL PLANS AND SPECIFICATIONS TO FULLY COORDINATE ANY CRESTRON SYSTEMS UNIFICATION IN ORDER TO ILLUMINATE ANT REDUNDANT CRESTRON SYSTEM EQUIPMENT (TOUCH SCREEN FOR EXAMPLE) THAT CAN SERVE BOTH LIGHTING AND AUDIO VISUAL INTERFACE FUNCTIONS. SEE SPECIALTY LIGHTING CONTROL PLANS AND SPECIFICATIONS.
- 2 NOT USED.
- 3 EL102: EXTERIOR RATED LINEAR LED STRIP LIGHT TO BE INTEGRATED INSTALLED IN THE GUARDRAIL TO PROVIDE GENERAL LOW LEVEL LIGHTING AT THE EXTERIOR PRE-FUNCTION. J-BOX TO PROVIDE POWER AND CONTROL CIRCUIT TO LED STRIP, AT MAX. 40' RUN. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 4 NOT USED.
- 5 CRESTRON KEY PAD LIGHT SWITCHES SUPPLEMENTED WITH LOCAL ROOM LIGHTING CONTROL VAC/OCC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24.
- 6 J-BOX RESERVES POWER AND CIRCUIT FOR FUTURE PLANTING / LANDSCAPE LIGHTING. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.

VIEW RANGE

PRIMARY RANGE

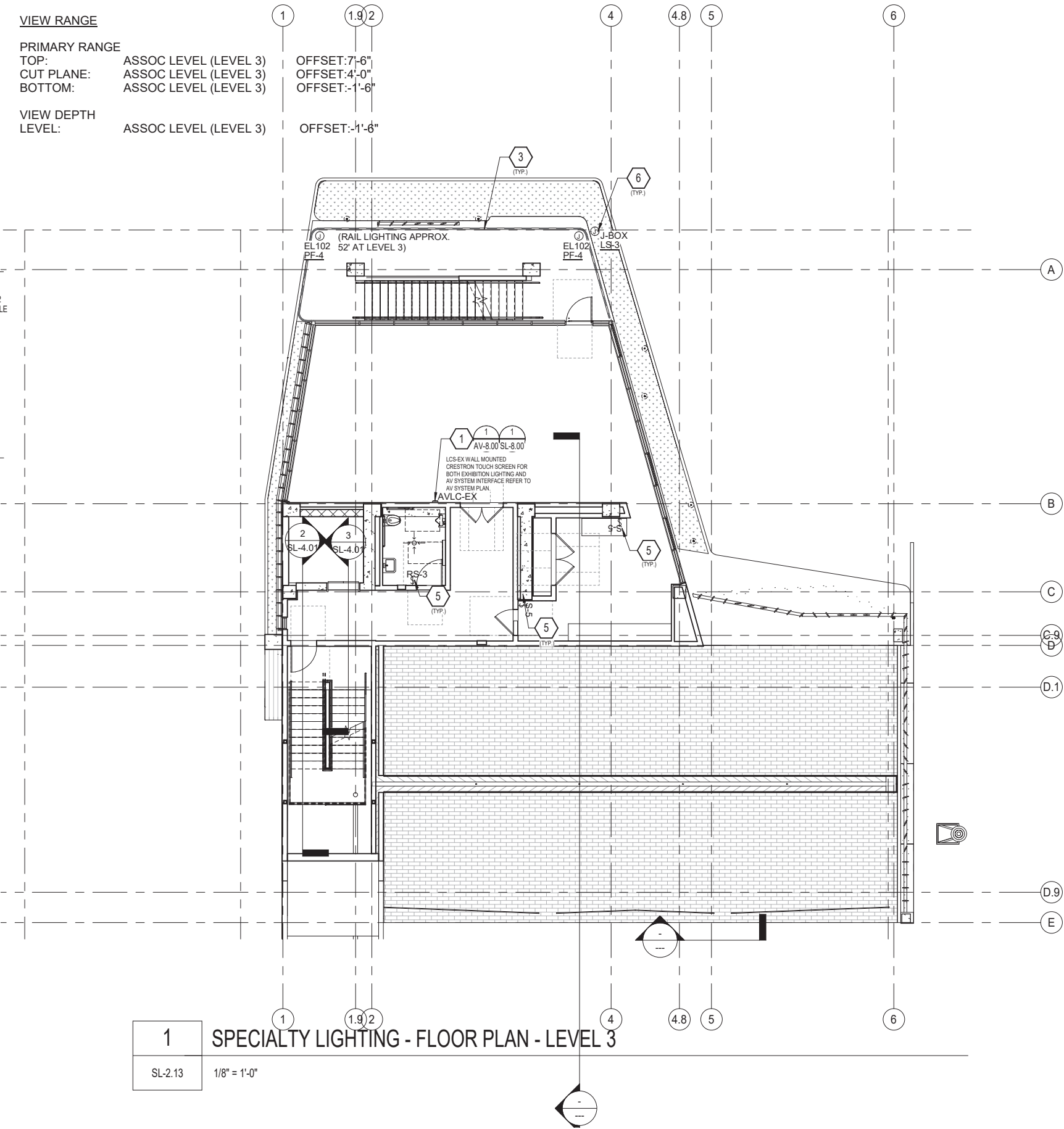
TOP: ASSOC LEVEL (LEVEL 3)
CUT PLANE: ASSOC LEVEL (LEVEL 3)
BOTTOM: ASSOC LEVEL (LEVEL 3)

OFFSET:7'-6"
OFFSET:4'-0"
OFFSET:-1'-6"

VIEW DEPTH

LEVEL: ASSOC LEVEL (LEVEL 3)

OFFSET:-1'-6"



1

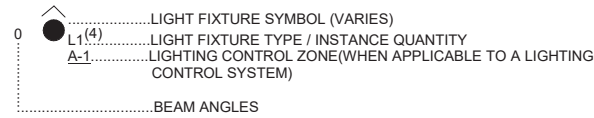
SPECIALTY LIGHTING - FLOOR PLAN - LEVEL 3

SL-2.13

1/8" = 1'-0"

PROPOSED LIGHTING

LIGHT FIXTURE ANNOTATION KEY

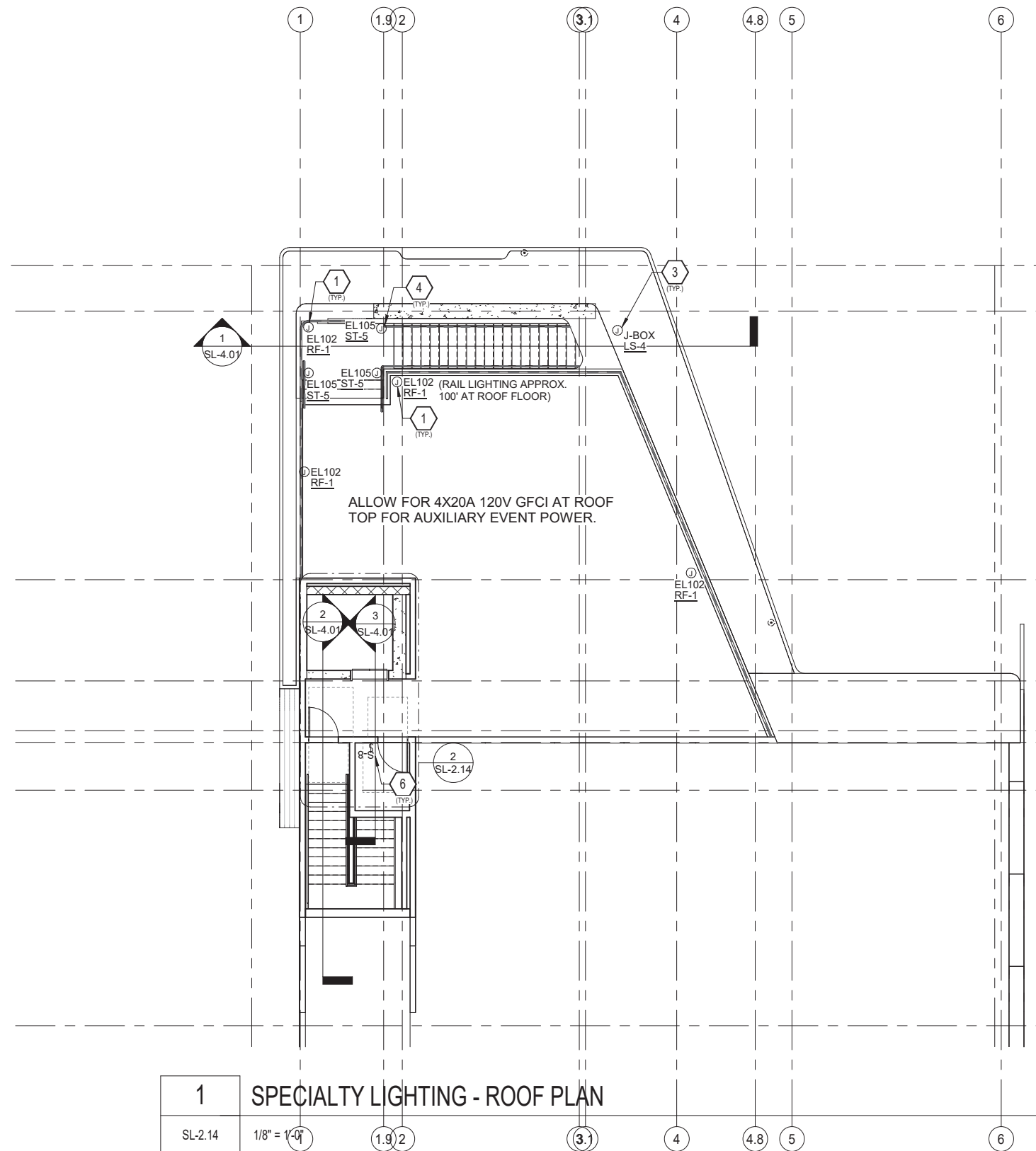
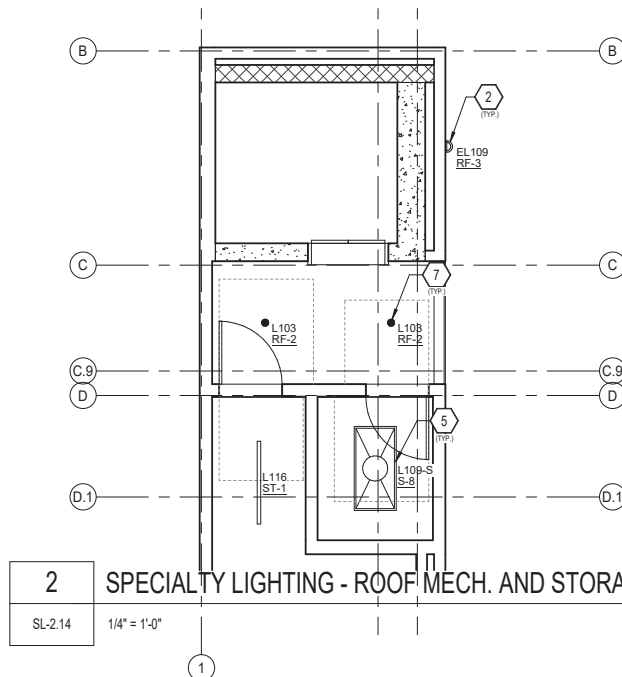


SHEET GENERAL NOTES

- | | |
|---|---|
| A | LIGHT FIXTURES WITH A CONTROL ZONE ARE TO BE DIMMED/CONTROLLED BY ALL NEW CRESTRON LIGHTING CONTROL SYSTEM. ALL NEW CRESTRON CAEN-GREEN LIGHT DIMMING SYSTEM TO BE SPECIFIED AND DESIGNED INTO THE PROJECT, ABOUT ONE 5X2 CAEN MLO PANEL ALONG WITH TOUCH SCREEN LIGHTING CONTROL SYSTEM TO BE UNIFIED WITH AN USER INTERFACE AND SIMPLE CRESTRON ROOM LIGHTING CONTROL KEY PADS ALONG WITH ANY OCC/VAC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24 STANDARDS REFER TO PE. |
| B | CONTRACTOR TO AIM, ADJUST, FOCUS, RELAMP, RELENS FIXTURES AS REQUIRED DURING LIGHTING AIMING WORK WITH LIGHTING CONSULTANT. PROVIDE ALL TOOLS, GLOVES, LADDERS, LIFTS, AS REQUIRED, COORDINATE AND SCHEDULE ALL AIMING WITH LIGHTING CONSULTANT AND ALL OTHER TRADES AND OPERATIONS SO ALL FIXTURES ARE ACCESSIBLE. |
| C | OUTDOOR LIGHTING TO COMPLY WITH THE SECTION 17.300.040 OF CULVER CITY MUNICIPAL CODE. |

SHEET KEY NOTES

- 1 EL102: EXTERIOR RATED LINEAR LED STRIP LIGHT TO BE INTEGRATED INSTALLED IN THE GUARDRAIL TO PROVIDE GENERAL LOW LEVEL LIGHTING AT THE EXTERIOR PRE-FUNCTION, J-BOX TO PROVIDE POWER AND CONTROL CIRCUIT TO LED STRIP, AT MAX. 40' RUN. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 2 EL109: EXTERIOR RATED WALL SURFACE MOUNTED LIGHT PAD AT 7'-6" AFF TO PROVIDE GENERAL LIGHTING FOR THE ROOF ELEVATOR EXIT AREA. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 3 J-BOX RESERVES POWER AND CIRCUIT FOR FUTURE PLANTING / LANDSCAPE LIGHTING. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 4 EL105: EXTERIOR RATED MINIATURE LINEAR LED STRIP LIGHT TO BE INTEGRATED INSTALLED IN THE HANDRAILS, ALL FIXTURE, WIRING AND DRIVER BOXES TO BE CONCEALED FROM PUBLIC VIEW. CONTRACTOR TO COORDINATE WITH LIGHT RAIL MANUFACTURER TO PROVIDE FULLY COMPLETE SHOP DRAWINGS FOR DESIGN TEAM REVIEW AND APPROVAL. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 5 L109-S: CEILING SURFACE MOUNT DIMMABLE 4'x2' LED LIGHT TROFFER TO BE INSTALLED AT STORAGE ROOM. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 6 CRESTRON KEY PAD LIGHT SWITCHES SUPPLEMENTED WITH LOCAL ROOM LIGHTING CONTROL VAC/OCC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24.
- 7 L103: CEILING RECESSED DOWNLIGHT INSTALL INSIDE THE STORAGE/CABINET, CONNECTED TO DOOR SENSOR, PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS



CULVER CITY COMPREHENSIVE PLAN

 LIGHT FIXTURE SYMBOL (VARIES)
 L1(4) LIGHT FIXTURE TYPE / INSTANCE QUANTITY
 A-1 LIGHTING CONTROL ZONE(WHEN APPLICABLE TO A LIGHTING CONTROL SYSTEM)
 BEAM ANGLES

A LIGHT FIXTURES WITH A CONTROL ZONE ARE TO BE DIMMED/CONTROLLED BY ALL NEW CRESTRON LIGHTING CONTROL SYSTEM. ALL NEW CRESTRON CAEN-GREEN LIGHT DIMMING SYSTEM TO BE SPECIFIED AND DESIGNED INTO THE PROJECT, ABOUT ONE 5X2 CAEN MILO PANEL ALONG WITH TOUCH SCREEN LIGHTING CONTROL SYSTEM TO BE UNIFIED WITH AN USER INTERFACE AND SIMPLE CRESTRON ROOM LIGHTING CONTROL KEY PADS ALONG WITH ANY OCC/VAC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24 STANDARDS REFER TO PE.

1 L119: DMX PROGRAMMABLE, RGBW HIGH POWER LINEAR ARCHITECTURAL LIGHT FIXTURE WALL SURFACE MOUNTED AT BOTH SIDE WALLS OF THE THEATER TO PROVIDE THEATRICAL AND MULTI-PURPOSE ARCHITECTURAL STYLE ILLUMINATION. FIXTURE TO BE MOUNTED AT APPROX. 9'-5" AFF, ABOVE THE ACOUSTIC PANELS, IN A CONCEALMENT SLOT. SEE DETAIL.

L119-DE: POWER AND DATA SUPPLY FOR COLOR CHANGING LINEAR FIXTURE L119, TO BE INSTALLED ADJACENT TO L119 COLOR CHANGING FIXTURE IN AN ACCESSIBLE LOCATION THAT CONCEALED FROM PUBLIC VIEW. CONTRACTOR TO VERIFY THE POWER-DATA SUPPLY REQUIREMENTS PER ACTUAL FIELD CONDITIONS, AND PROVIDE THE POWER-DATA SUPPLIES L119-DE AS REQUIRED PER LENGTHS.

FIXTURE TO BE CONTROLLED BY THE DMX CONTROL SYSTEM SHOWN ON AV PLANS. CONTRACTOR TO COORDINATE WITH THE FIXTURE MANUFACTURER TO PROVIDE FULL AND COMPLETE COLOR CHANGING SYSTEM SHOP DRAWINGS SHOWING ALL PARTS, PIECES, CABLES, CONTROLLERS, HARDWARE AS REQUIRED FOR DESIGN TEAM REVIEW, COMMENT AND APPROVAL IN A FORMAL SUBMITTAL.

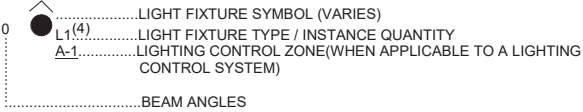
9 J-BOX TO PROVIDE POWER AND CIRCUIT AT SIGNAGE LOCATIONS. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.

1 SPECIALTY LIGHTING - CEILING PLAN - LEVEL 1

SL-2.21	$1/8" = 1'-0"$
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PROPOSED LIGHTING

LIGHT FIXTURE ANNOTATION KEY



SHEET GENERAL NOTES

- A LIGHT FIXTURES WITH A CONTROL ZONE ARE TO BE DIMMED/CONTROLLED BY ALL NEW CRESTRON LIGHTING CONTROL SYSTEM. ALL NEW CRESTRON CAEN-GREEN LIGHT DIMMING SYSTEM TO BE SPECIFIED AND DESIGNED INTO THE PROJECT, ABOUT ONE 5X2 CAEN MLO PANEL ALONG WITH TOUCH SCREEN LIGHTING CONTROL SYSTEM TO BE UNIFIED WITH AV USER INTERFACE AND SIMPLE CRESTRON ROOM LIGHTING CONTROL KEY PADS ALONG WITH ANY OCC/VAC/DAYLIGHT SENSORS AS REQUIRED BY TITLE 24 STANDARDS REFER TO PE.
- B CONTRACTOR TO AIM, ADJUST, FOCUS, RELAMP, RELENS FIXTURES AS REQUIRED DURING LIGHTING AIMING WORK WITH LIGHTING CONSULTANT. PROVIDE ALL TOOLS, GLOVES, LADDERS, LIFTS, AS REQUIRED, COORDINATE AND SCHEDULE ALL AIMING WITH LIGHTING CONSULTANT AND ALL OTHER TRADES AND OPERATIONS SO ALL FIXTURES ARE ACCESSIBLE.

SHEET KEY NOTES

- 1 EL100: DMX CONTROLLED, EXTERIOR RATED, RGBW COLOR CHANGING HIGH POWER LINEAR LED LIGHT FIXTURE, SURFACE MOUNT INSTALLED 4" OFF THE FACADE BAFFLE FEATURE FOR COLOR CHANGING WALL GRAZE EFFECT. CONTRACTOR TO PROVIDE LIGHTING POWER AS REQUIRED ON EXTERIOR LIGHTING SWITCH CONTROL SYSTEM AS REQUIRED. DMX CABLING IN OUTDOOR-RATED CONDUIT INSTALLED PER FIXTURE INSTALLATION MANUAL. DMX CABLE TO HOME RUN TO AVER DMX LIGHTING CONTROL SYSTEM REFER TO SL-8.01 AND AV-8.00.
EL100-JBOX: THE JUNCTION BOX CONNECTED BETWEEN THE DMX SPLITTER AND THE FIXTURES INSTALLED ADJACENT TO EL100 COLOR CHANGING FIXTURES IN AN ACCESSIBLE LOCATION THAT CONCEALED FROM PUBLIC VIEW, MAXIMUM 80'-0" ARE DAISY CHAINED IN 1 EL100-JBOX. CONTRACTOR TO DETERMINE THE BEST PRACTICE, QUANTITIES AND LOCATIONS OF JUNCTION BOX (EL100-JBOX) DUE TO THE SITE CONDITIONS.
FIXTURE LOCATIONS ARE INDICATIVE ON THIS PLAN, CANOPY AND FACADE DETAILS TO BE COORDINATED WITH ARCHITECT IN CD
- 2 L110-T: LINEAR TRACK LIGHT SECTION SURFACE MOUNT AT THE SOFFIT CEILING, THE TRACK SYSTEM IS COMPATIBLE WITH DIMMABLE TRACK HEADS (L110-TH) AND DIMMABLE LINEAR TRACK LIGHT (L110-TL) TO PROVIDE ARCHITECTURAL SPOT LIGHTING AND GENERAL LIGHTING.
- 3 L100: DIMMABLE, WALL RECESSED COVE LIGHT FIXTURE TO BE INSTALLED AT CORRIDOR WALL ELEVATION, TOP EDGE OF THE FIXTURE TO BE 18" BELOW THE FINISHED CEILING TO PROVIDE INDIRECT GENERAL LIGHTING. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 4 L117: DAMP LOCATION RATED CEILING RECESSED, COMMERCIAL GRADE 2" LED LINEAR DOWNLIGHT, FIXTURE TO BE INSTALLED UNDERNEATH STAIRS AT THE SLOPED CEILING TO PROVIDE GENERAL STAIRS LIGHTING. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 5 L109: CEILING RECESSED DIMMABLE 4x2' LED LIGHT TROFFER TO BE INSTALLED AT IT/STORAGE ROOM. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 6 L108: CEILING RECESSED DIMMABLE, HIGH POWER LINEAR LED DOWNLIGHT INSTALL AT TUTORIAL ROOM. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 7 L116: CEILING SURFACE MOUNT, COMMERCIAL GRADE 2" LED LINEAR DOWNLIGHT, FIXTURE TO BE INSTALLED UNDERNEATH STAIRS AT THE SLOPED CEILING TO PROVIDE GENERAL STAIRS LIGHTING. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.
- 8 L111: CEILING PENDANT HUNG LED CYLINDER FOR GENERAL LIGHTING. BOTTOM OF FIXTURE TO ALIGN WITH THE BOTTOM OF ADJACENT SUSPENDED SLATS. PE TO SUPPLEMENT JLLP CRESTRON LIGHTING CONTROL SYSTEM WITH VAC/OCC/DAYLIGHT AND/OR OTHER SENSORS AS REQUIRED BY TITLE 24 AND SHOWN IN PE DRAWINGS.

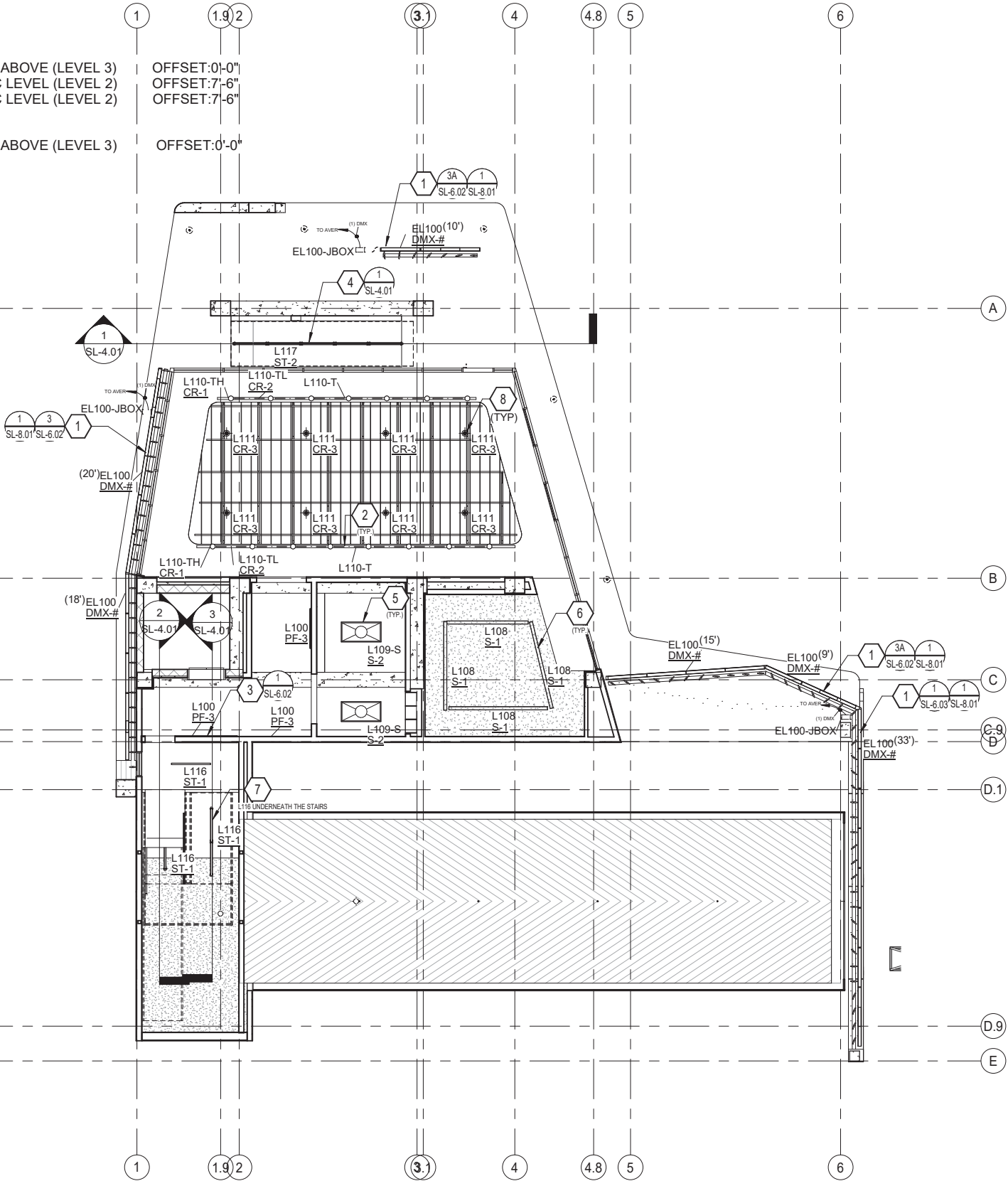
VIEW RANGE

PRIMARY RANGE

TOP: LEVEL ABOVE (LEVEL 3) OFFSET:0'-0"
CUT PLANE: ASSOC LEVEL (LEVEL 2) OFFSET:7'-6"
BOTTOM: ASSOC LEVEL (LEVEL 2) OFFSET:7'-6"

VIEW DEPTH

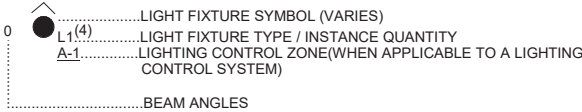
LEVEL: LEVEL ABOVE (LEVEL 3) OFFSET:0'-0"



1	SPECIALTY LIGHTING - CEILING PLAN - LEVEL 2	
SL-2.22	1/8" = 1'-0"	

PROPOSED LIGHTING

LIGHT FIXTURE ANNOTATION KEY



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VIEW RANGE

PRIMARY RANGE

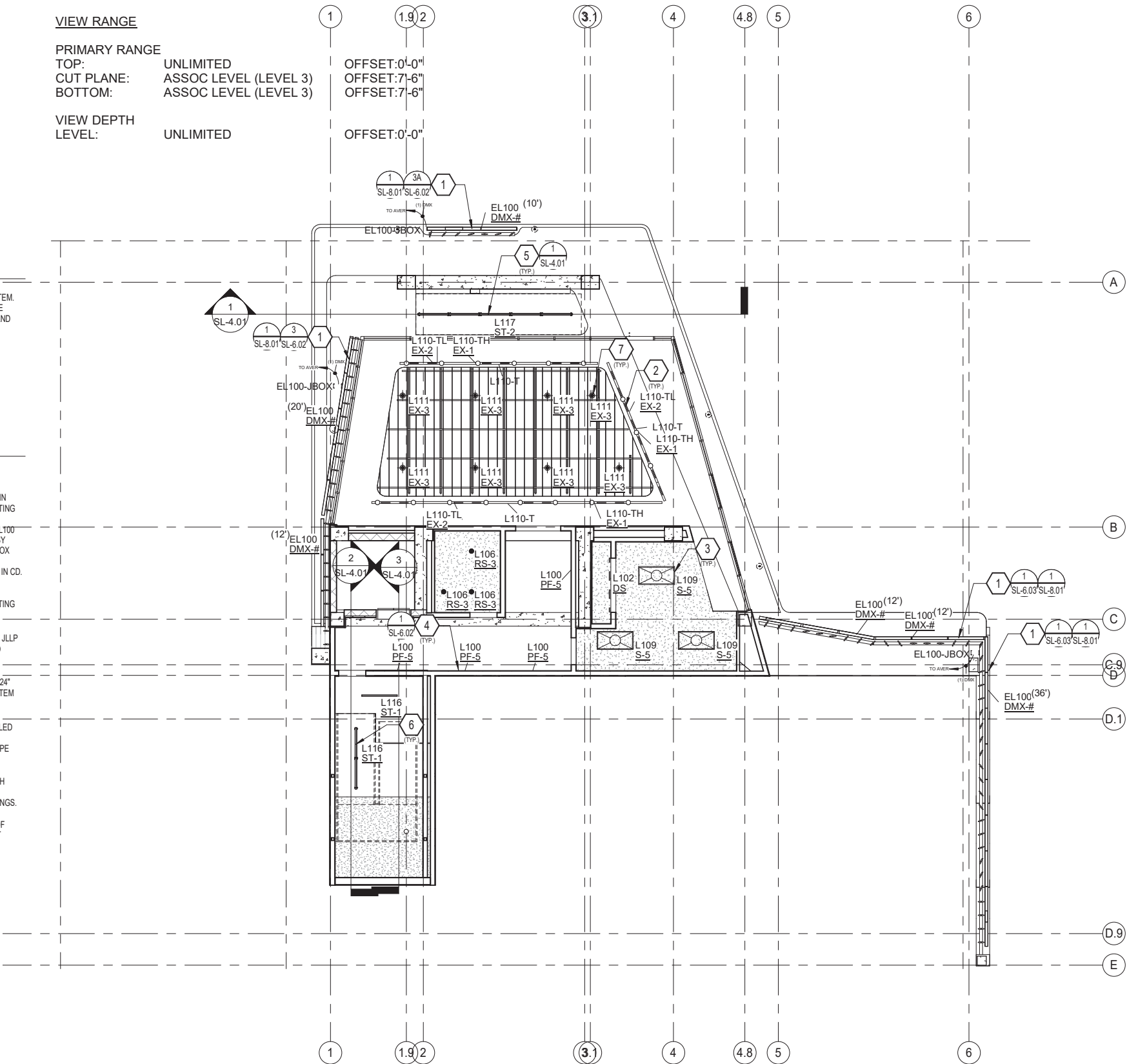
TOP: UNLIMITED
CUT PLANE: ASSOC LEVEL (LEVEL 3)
BOTTOM: ASSOC LEVEL (LEVEL 3)

VIEW DEPTH

LEVEL: UNLIMITED

OFFSET:0'-0"
OFFSET:7'-6"
OFFSET:7'-6"

OFFSET:0'-0"



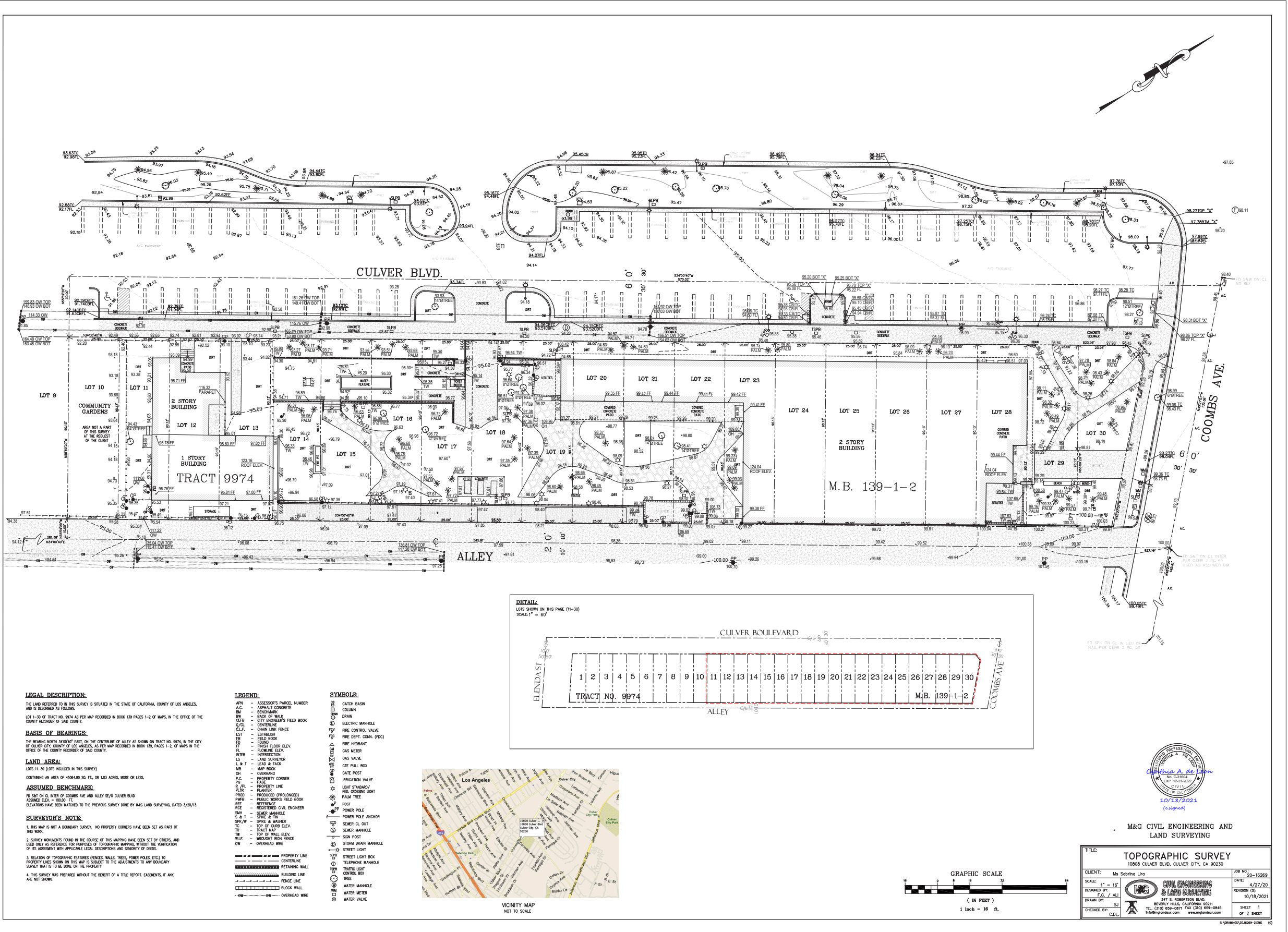
1

SPECIALTY LIGHTING - CEILING PLAN - LEVEL 3

SL-2.23

1/8" = 1'-0"

CIVIL: EXISTING SITE SURVEY, LOTS 11 - 30



CULVER CITY COMPREHENSIVE PLAN

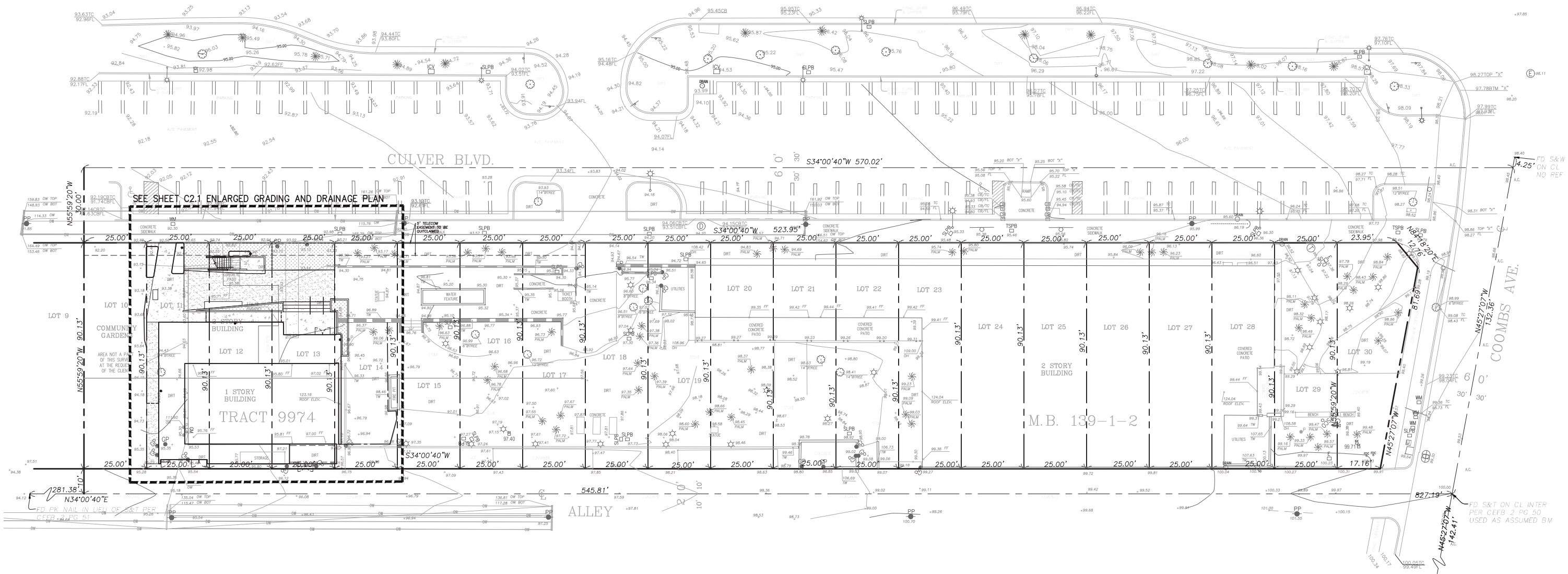
CIVIL PHASE TWO - AREA 2: PROPOSED CIVIL

The grading associated with the Creative Community Center for Phase 2 – Area 2, will include a minor conventional cut and fill grading operation to create the desired pad grades and provide for proper site drainage. The grading volumes include 67 cubic yards of cut and 52 cubic yards of cut. Grading may also include removal and re-compaction of the near-surface soils to a certified fill condition pursuant to the recommendations of the Project geotechnical consultant. The six modular units will be one story and will have minimal grading with their installation.

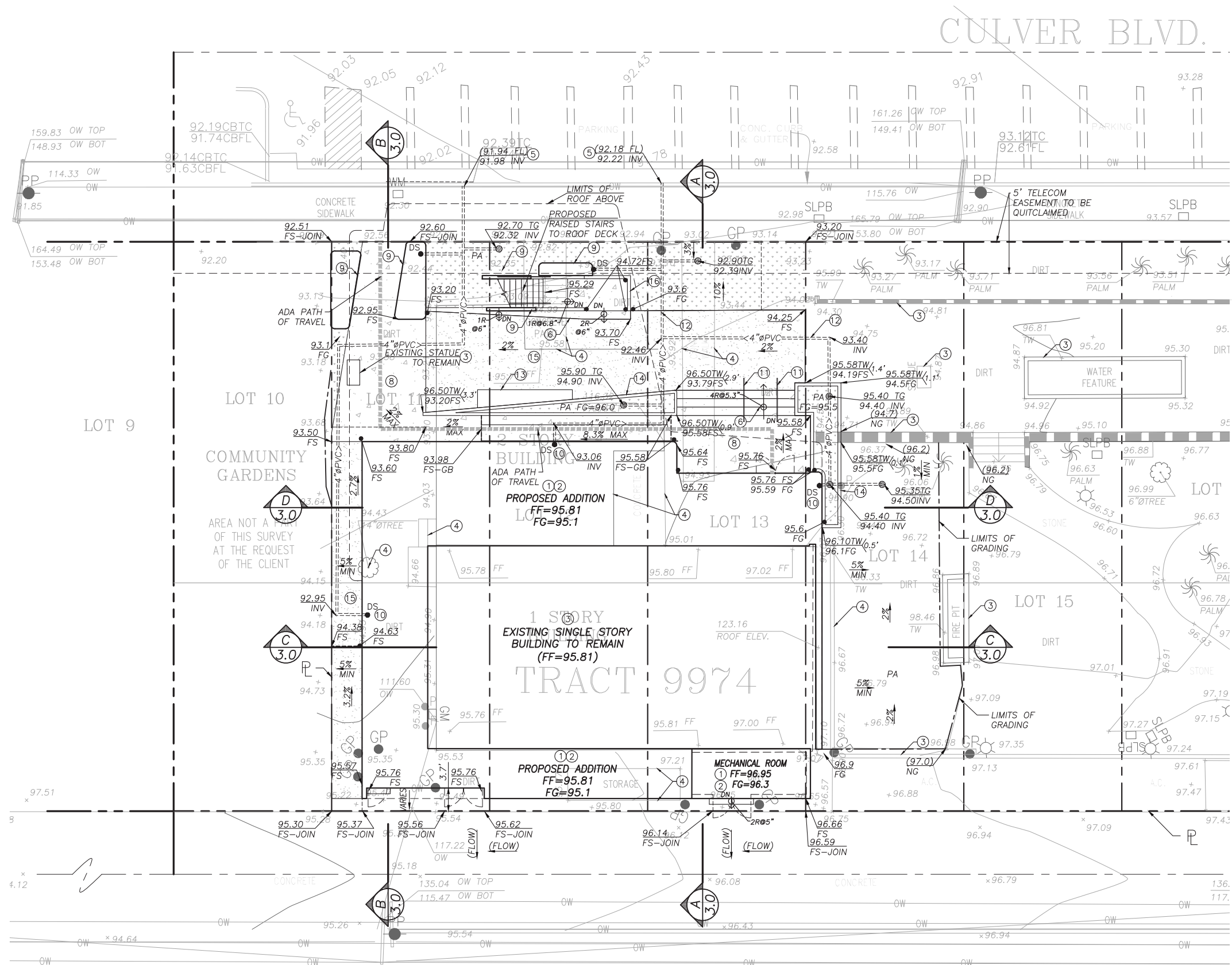
It is anticipated that drainage improvements associated with the Project may include graded and paved swales, catch basins and pipe culverts that collect and direct drainage to suitable discharge locations.



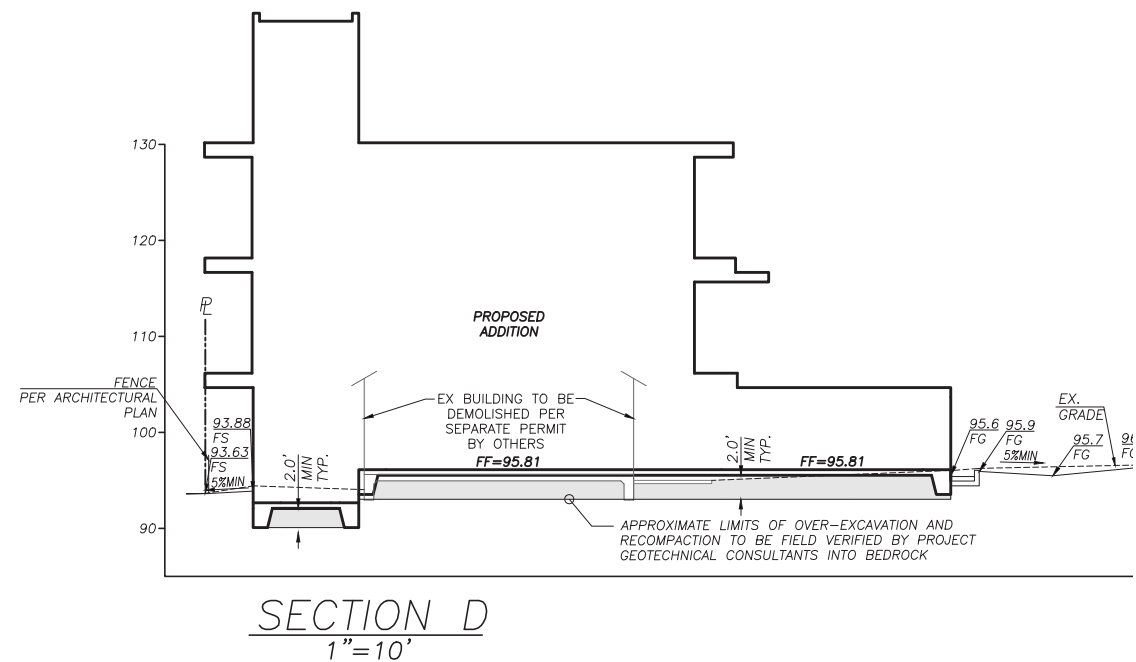
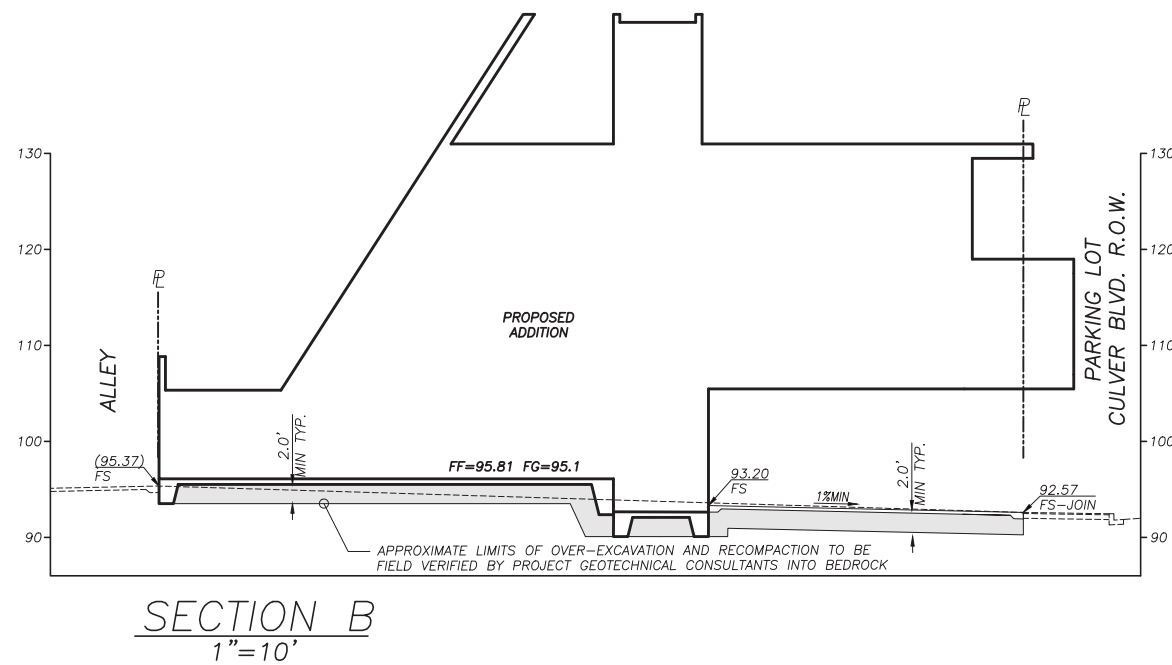
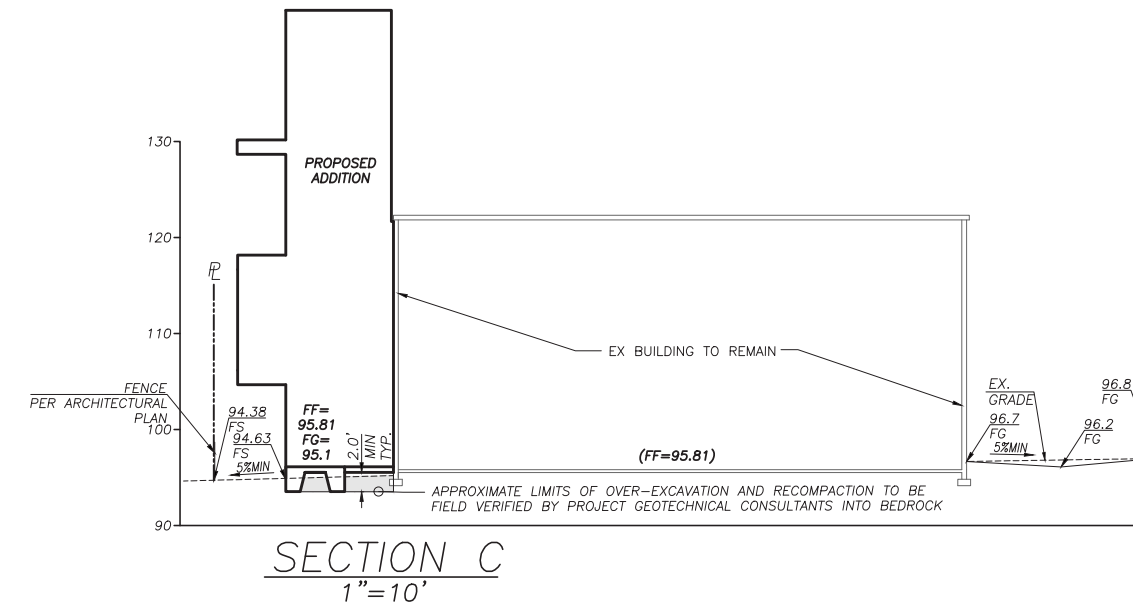
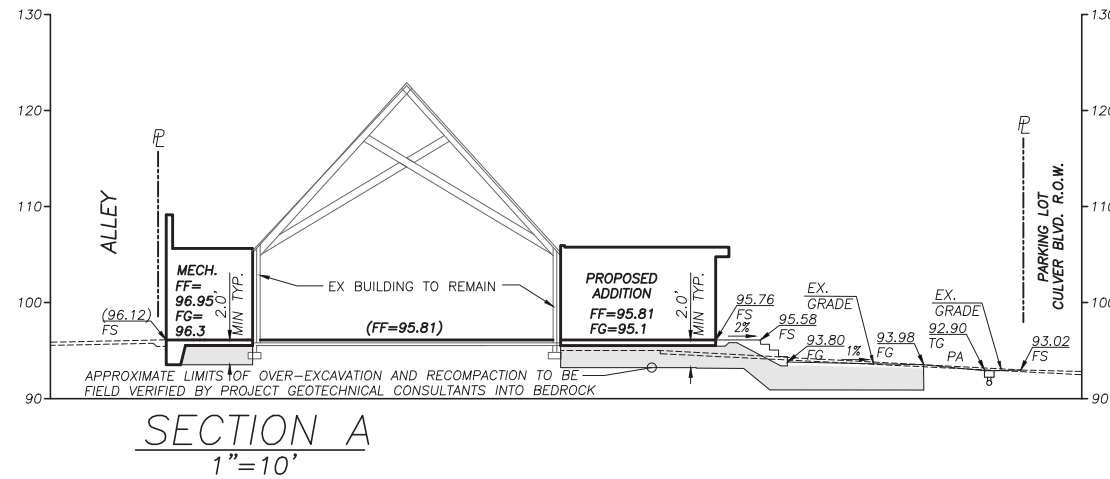
CIVIL PHASE TWO - AREA 2: PROPOSED CIVIL



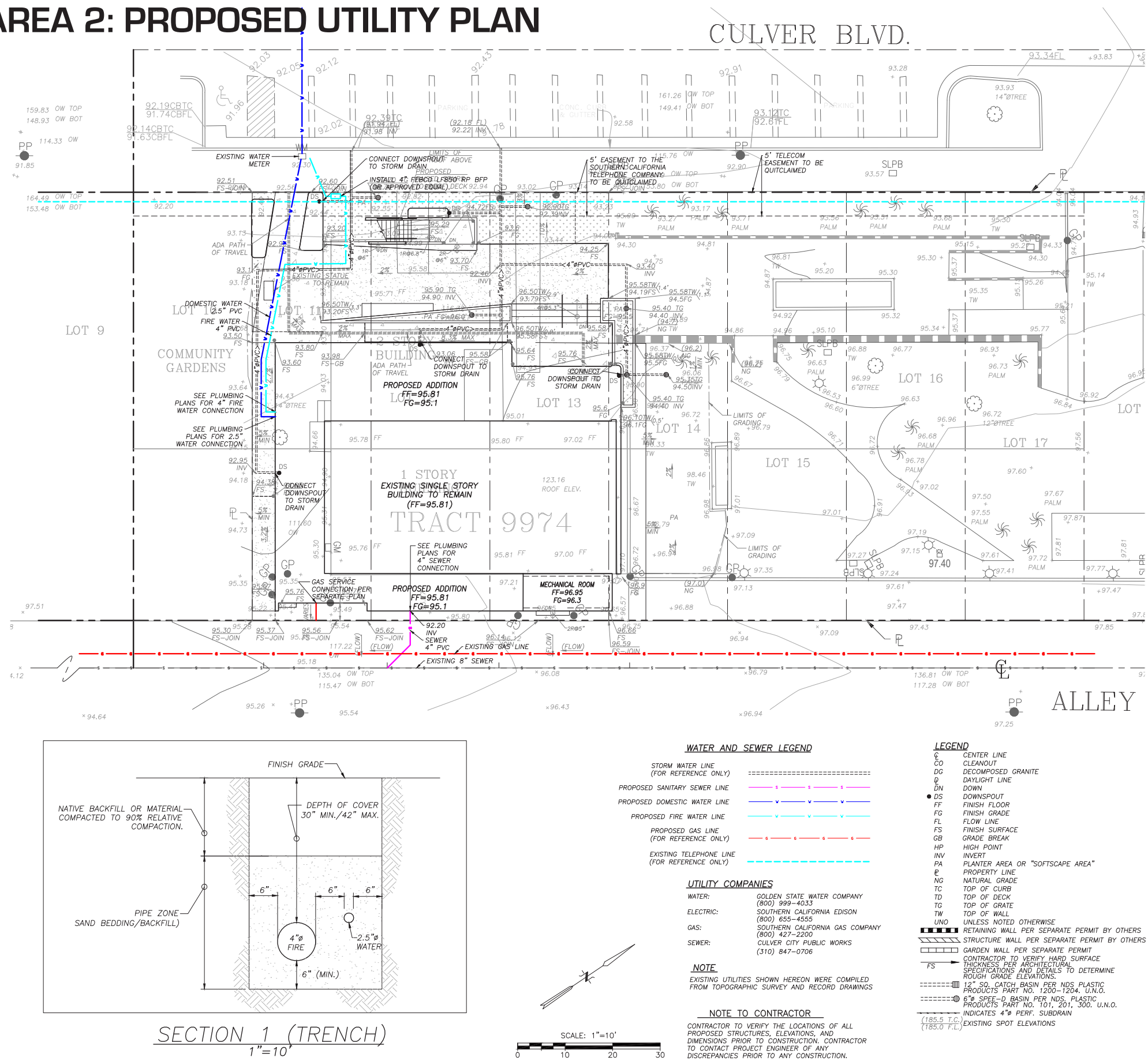
CIVIL PHASE TWO - AREA 2: PROPOSED ENLARGED GRADING & DRAINAGE PLAN



CIVIL PHASE TWO - AREA 2: PROPOSED SECTIONS



CIVIL PHASE TWO - AREA 2: PROPOSED UTILITY PLAN



RECREATIONAL ACTIVITY PROGRAMMING

The Creative Community Center will operate as a multi-use space, incorporating a multi-purpose room for live performance and literary events, classrooms for dance and art instruction, a demonstration garden, skill-sharing and resource exchange areas, meeting rooms, tutorial offices, dedicated places for hands-on learning opportunities, and exhibition spaces. The Creative Community Center’s ancillary spaces and uses related to the operation of the facility, including offices, meeting rooms, and a small kitchen facility for on-site catering, will provide amenities that will elevate it to a full service recreational facility.

The Wende will operate the existing Museum and the Creative Community Center together, coordinating programming and use to ensure that the number of visitors on a daily basis at the site will remain consistent with current levels. A full-time Program Coordinator will ensure that major events never occur at the same time at the Museum and at the Creative Community Center. As the Program Coordinator will facilitate both externally with groups and individuals that want to use the Creative Community Center and the Wende Museum, the Program Coordinator will be encouraged and empowered to identify and book programing which will maximize recreational opportunities for the community. The Program Coordinator’s responsibilities will extend to the outdoor garden space connecting the existing Wende Museum and the Creative Community Center.

SAFETY & SECURITY

In In conformance with requirements listed under CCMC Section 17.250.030(C), the proposed project is designed to promote the safety and security for all visitors of the Wende Museum and Creative Community Center, including open space patrons, and adjacent housing units. The Wende Museum (Phase 1), the Creative Community Center (Phase 2), and the Community Garden and Affordable Housing (Phase 3) will provide synchronized maintenance and operations to ensure continuity of such measures described below.

- **Security Devices:** An expanded surveillance and security system for the Wende Museum and the Creative Community Center shall be established to provide coverage at entrances and exits. Devices shall consist of video surveillance cameras, access control with burglar alarm devices, motion sensors and other intrusion detection devices.
- **Landscape Design:** Phases 1, 2 and 3 shall be surrounded by an extended fence originating from the Wende Museum. Fencing will also be provided in between Phases 2 and 3. In addition, perimeter vegetation of predominantly low height shall be provided, which will allow patrons to have visibility of their surroundings between the interior and exterior of the Project Site, while also creating a protective barrier.
- **Lighting:** The Creative Community Center shall include lighting which illuminates entrance and exits, walkways and open spaces. Similarly, walkways, entrances, exits and open space in Phase 3 shall be provided with high quality lighting also serving security purposes. In accordance with the CCMC, lighting levels shall be shielded to ensure there is no light trespass upon the neighbors while maintaining safe illuminated walkways, alleys, and also to deter vandalism.
- **Graffiti and Vandalism-Control Measures:** Phases 2 and 3 shall include the following preventive measures for exterior walls and openings.
 1. Barriers: A visible and continuous barrier consisting of landscape and fencing will prevent and/or discourage unauthorized persons from easily accessing the Wende Museum and the Creative Community Center.
 2. Surface protection: Glazing and glazing exterior doors with locking mechanism will be fully tempered glass. Also, protective coatings will be introduced to prevent the materials used for tagging from bonding to the building’s surface.

MOBILITY & TRANSPORTATION DEMAND MANAGEMENT

The Project incorporates a total of approximately 4,185 square feet of public and private outdoor open spaces, landscaping, patios, and amenity spaces. Connectivity among the local communities is greatly enhanced by the Project. The publicly accessible open space area, and the Creative Community Center in the Project expand the range of community space available to the neighboring residents and others.

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. The Project incorporates site design elements with multiple mobility features, including short- and long-term bicycle parking, a designated drop-off area for ride share, and the maintenance and enhancement of pedestrian access to the existing public transit options adjacent to the Project Site. The Project will make subsidies for public transit available to employees and residents.

The following measures shall be incorporated into the TDM Program:

- **Bicycle Parking:** The Project shall provide eight short-term and four long-term bicycle parking spaces at the Project Site. Bicycle racks for visitors will be available in front of Creative Community Center, at the existing walkway adjacent to the parking lot, within fifty feet of the main pedestrian entry to the Creative Community Center. Long term, indoor bicycle parking, featuring wall-mounted racks within an enclosure that has a locking mechanism will be provided in the Creative Community Center for Project employees. Bicycle parking will also be made available to Phase 3 residents. Phase 3 shall provide four short-term and six long-term bicycle parking spaces. Though the initial Comprehensive Plan did not require a specific number of bicycle parking spaces for Phase 1, the museum included 6 parking spaces.
- **Access to Public Transportation:** Culver City Bus operates service along Culver Boulevard, with lines 7 and 437A stopping at Culver Boulevard and Elanda Street, right next to the Project Site. Culver City Bus line 3 stops at Culver Boulevard and Overland Boulevard, which is less than a quarter mile from the Project Site. Landscaping and architectural improvements, including the reconfiguration of the Community Garden as a part of Phase 3, will improve the pedestrian experience for those accessing the Project Site via bus.

- **Transit Subsidies:** Upon request from an employee or resident, the Project will make transit subsidies available to encourage further bus and metro ridership. Culver City Bus lines 3, 7, and 437A, identified above as accessible to the Project Site, provide extensive connections to Metro, Culver City Bus, and Santa Monica Big Blue Bus lines along Jefferson Boulevard, Washington Boulevard, Venice Boulevard, and Pico Boulevard, as well as the Metro E Line (Expo) Culver City station, approximately a mile and a half from the Project Site.
- **Rideshare Drop-Off Location:** The Project will include a rideshare drop-off location, at a designated curb near Phases 2 and 3. This designated rideshare location will both encourage rideshare usage and help ensure that multi-modal options for accessing the Project Site operate safely and harmoniously.
- **Commute Marketing Program:** Marketing materials promoting Project exhibits, features, and events will highlight the Project Site’s accessibility to public transit, to educate and inform visitors about site-specific transportation options and the effects of their travel choices. A bulletin board, display case, or kiosk displaying transportation information will be maintained in a prominent area accessible to employees at either the Museum or Creative Community Center. Available information will include 1) current maps, routes and schedules for public transit routes serving the site; 2) telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency, transportation management associations, and local transit operators; 3) ridesharing promotional material supplied by commuter-oriented organizations; 4) bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and 5) a listing of any other facilities and resources that may be available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

SUSTAINABILITY

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

- Promote the use of bus, bicycle, rideshare, and other public transportation options by incorporating extensive walkways and open space, ride share loading and drop-off, and bicycle amenities into the Project. The Project being sited at an infill location, in close proximity to transit options, as well as its inclusion of bicycle friendly amenities, will encourage alternative forms of transportation rather than vehicle trips and single occupancy vehicle trips.
- Phase 2 will utilize nearly 2,000 square feet of an existing building which will reduce the carbon footprint by approximately 50 metric tons of embodied CO2 (Per Construction Carbon Calculator), saving material and diverting waste from landfills.
- Phases 2 and 3 will use concrete, which is a long life-cycle material, as the primary building structural system (floors, roof and walls). In addition to lifespan, the concrete also has a high thermal mass and will absorb the sun’s energy during the day and then radiate that energy during the cooler hours of the evening; reducing temperature fluctuations and improving building comfort which reduces the use of mechanical systems and associated emission of greenhouse gases. The thermal mass of the Creative Community Center is coupled with a passive solar system; overhangs and fixed screens shade the building’s windows from heat gain in summer months.
- Create a sustainable project measured with the following sustainable features:
 - 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;
 - Low-VOC content materials, paints, and coatings;
 - On-site recycling collection facilities;
 - Energy Star rated appliances;
 - Culver City Green Building Program’s Design;
 - California Green Building Code’s mandatory requirements.

FOOTNOTES

ⁱ The Creative Economy of Culver City, The Center of Art Culture Music Technology Architecture Fashion Design Entertainment.

ⁱⁱ The Wende Museum has developed strategic partnerships with regional, federal, global organizations and universities from London, Berlin, Leipzig, and Los Angeles, including the University of Southern California, University of California Los Angeles, Loyola Marymount University, and community colleges. The Museum internship program combines academic research and applied skills, to train a new generation of museum professionals. Monthly open house events for neighbors and the larger Culver City population, engage the community in diverse topics.

ⁱⁱⁱ The Museum has enlarged and diversified the Wende’s audience, providing more effective access for scholars, artists, students, journalists, artists, authors, filmmakers, the general public and partner organizations. The Wende serves thousands of residents every year and engages with communities inside and outside of Culver City; the Creative Community Center will prompt learning opportunities for new and existing audiences, extending educational and cultural programming, and partnering with community organizations.

^{iv} The new Creative Community Center will enlarge and diversify the Wende’s audience, leveraging progress and attracting new funding. The Wende will be able to serve its audiences better by providing more effective access for scholars, artists, students, journalists, artists, authors, filmmakers, the general public and partner organizations.