

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE
200 OCEANGATE, SUITE 1000
LONG BEACH, CA 90802-4302
(562) 590-5071



Th20c

5-17-0847 (Seritage Growth Properties)

March 8, 2018

EXHIBITS

Table of Contents

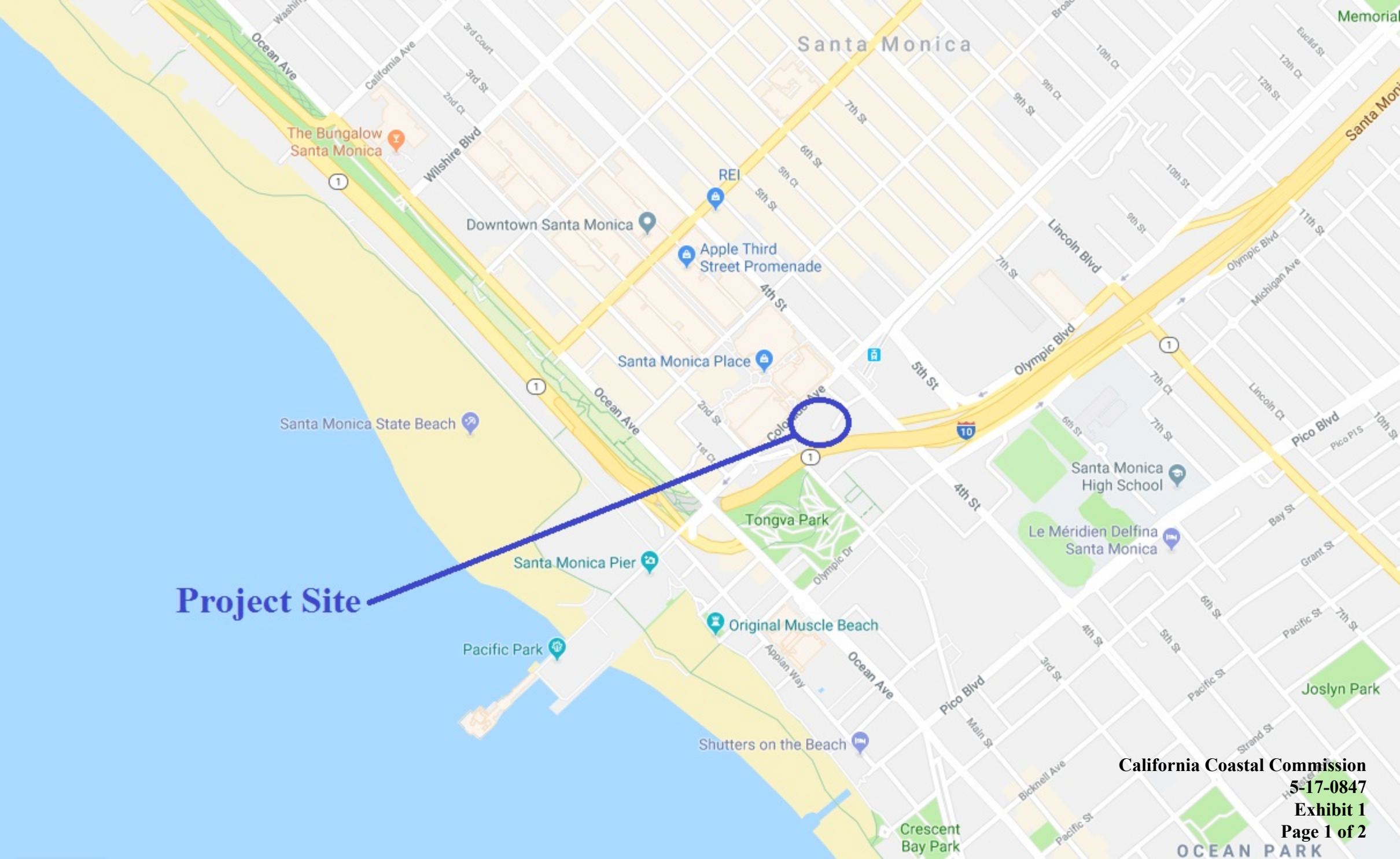
Exhibit 1 – Vicinity Map and Project Location

Exhibit 2 – Site Plan

Exhibit 3 – Elevation Plans

Exhibit 4 – Proposed “Culinary Retail” Layout

Exhibit 5 – Stacked Valet Parking Management Plan



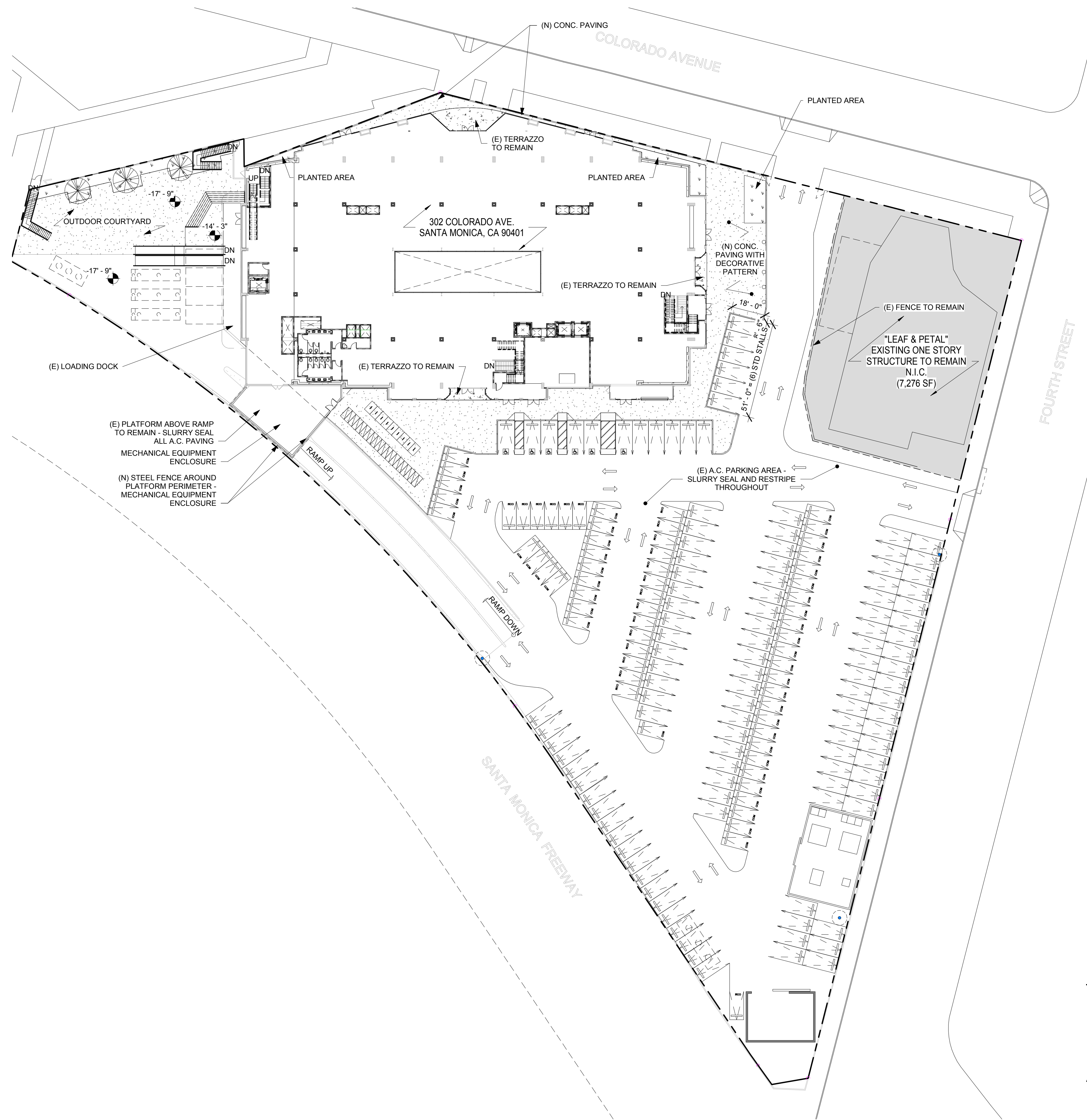
Project Site

Santa Monica Place

Expo Line Station

Project Site





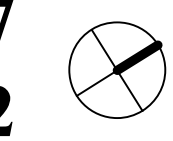
NOTE:

EXTERIOR SITE DESIGN, LANDSCAPE DESIGN, LIGHTING DESIGN, AND SIGNAGE DESIGN ARE EXCLUDED FROM THIS APPLICATION AND SHALL BE SUBJECT OF A SEPARATE BIFURCATED APPLICATION.

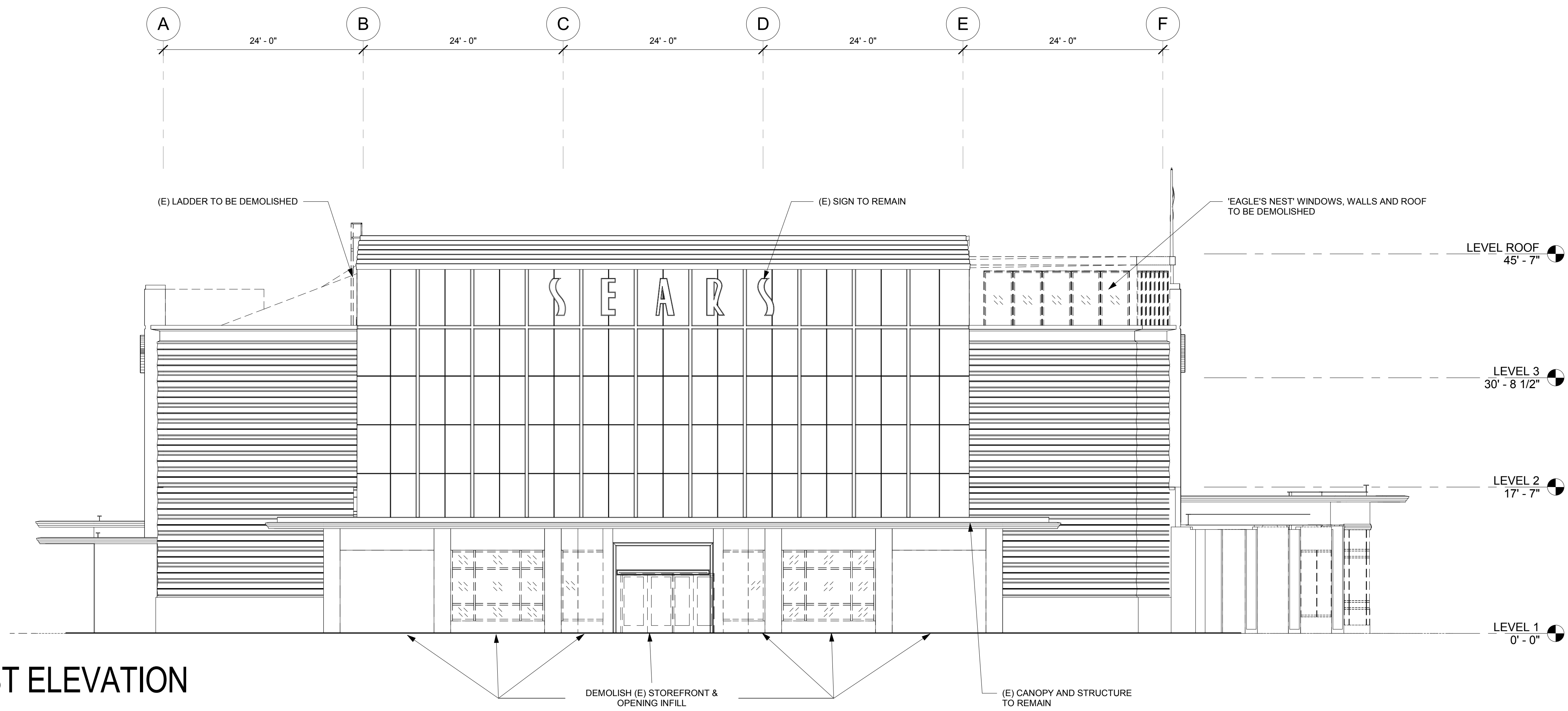
California Coastal Commission

5-17-0847

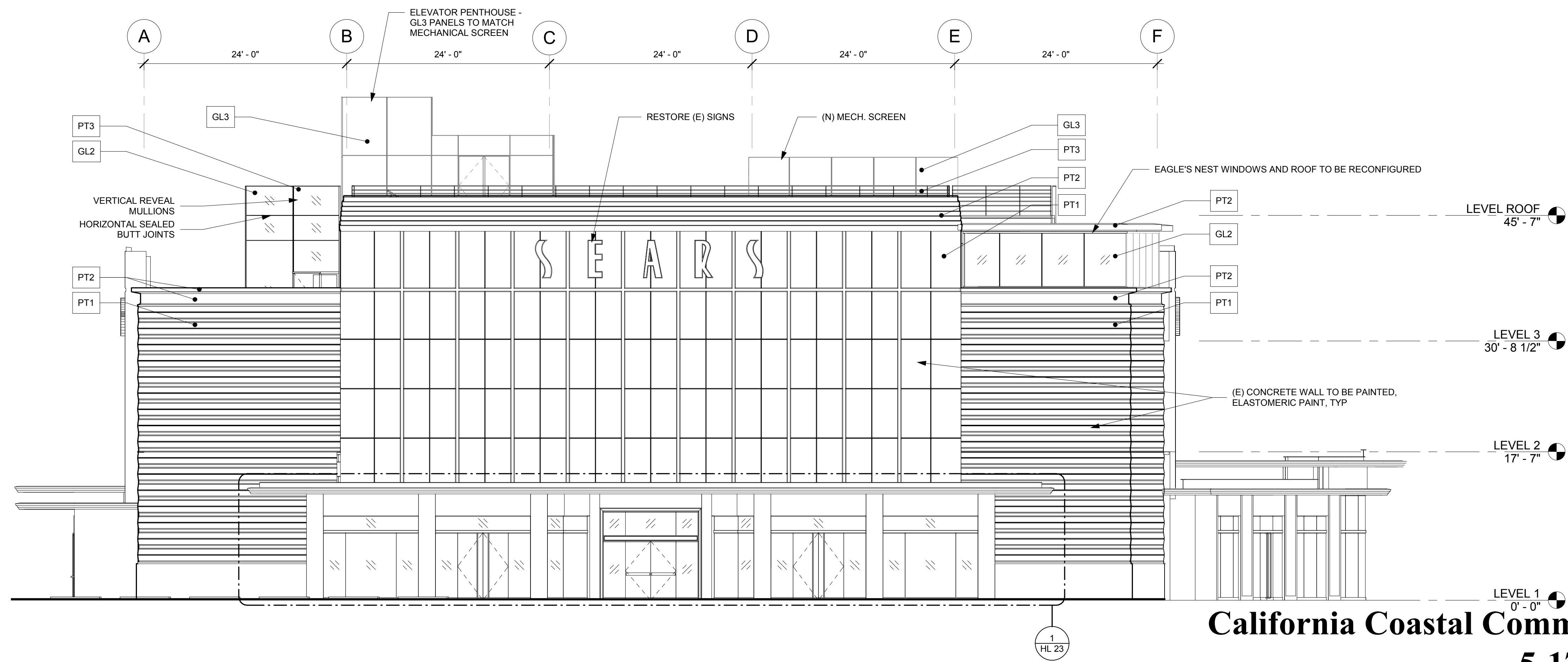
Exhibit 2



SITE PLAN Page 1 of 1
 1" = 30'-0" **HL 13**



2 AS-BUILT EAST ELEVATION



1 PROPOSED EAST ELEVATION

FINISH LEGEND

PT1	EXTERIOR PAINT - "GREY WONDER"
PT2	EXTERIOR PAINT - "THE GREEN HOUR"
PT3	EXTERIOR PAINT - "BRIGHT SILVER II"
GL1	CLEAR MONOLITHIC FLOAT GLASS, UNCOATED
GL2	CLEAR IGU WITH SOLARBAN 70XL COATING
GL3	TRANSLUCENT GLASS
MTL1	BRUSHED STAINLESS STEEL, NO. 4 FINISH

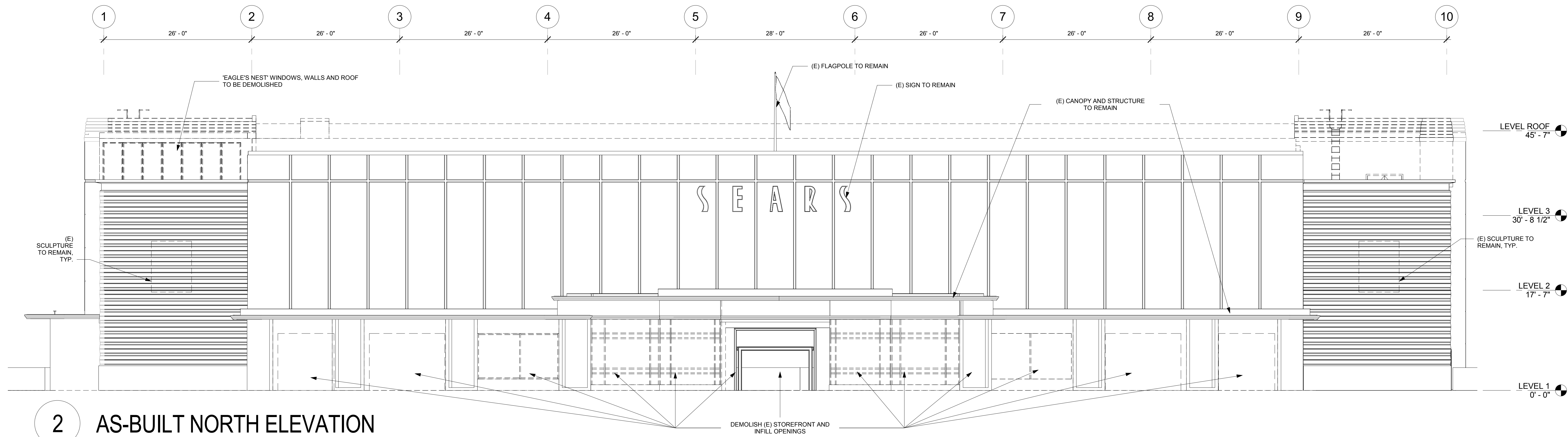
California Coastal Commission
5-17-0847
Exhibit 3

Page 1 of 4

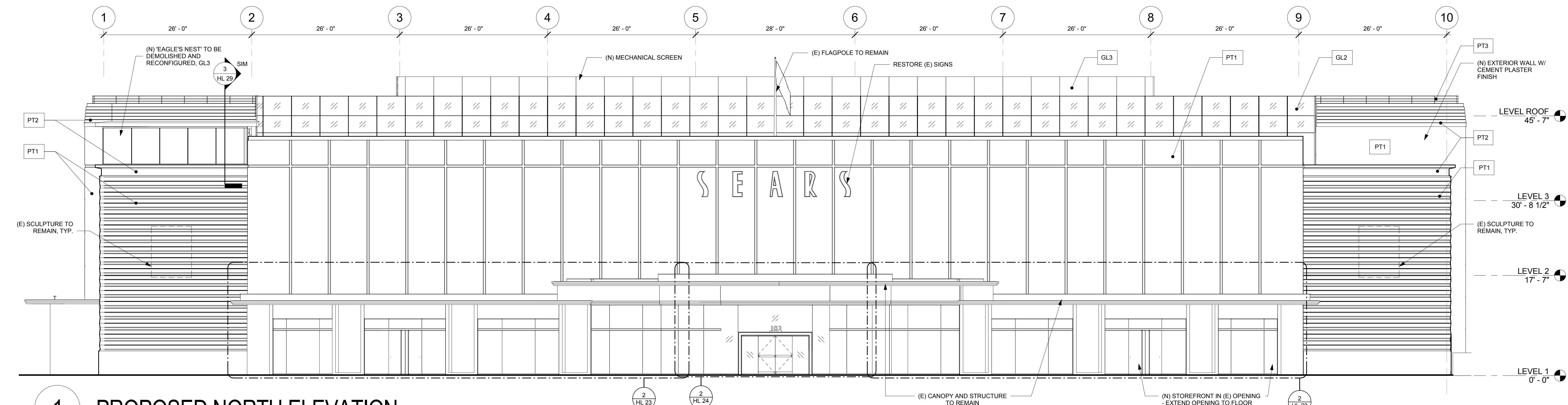
AS-BUILT/PROPOSED ELEVATIONS

1/8" = 1'-0"

HL 19



2 AS-BUILT NORTH ELEVATION

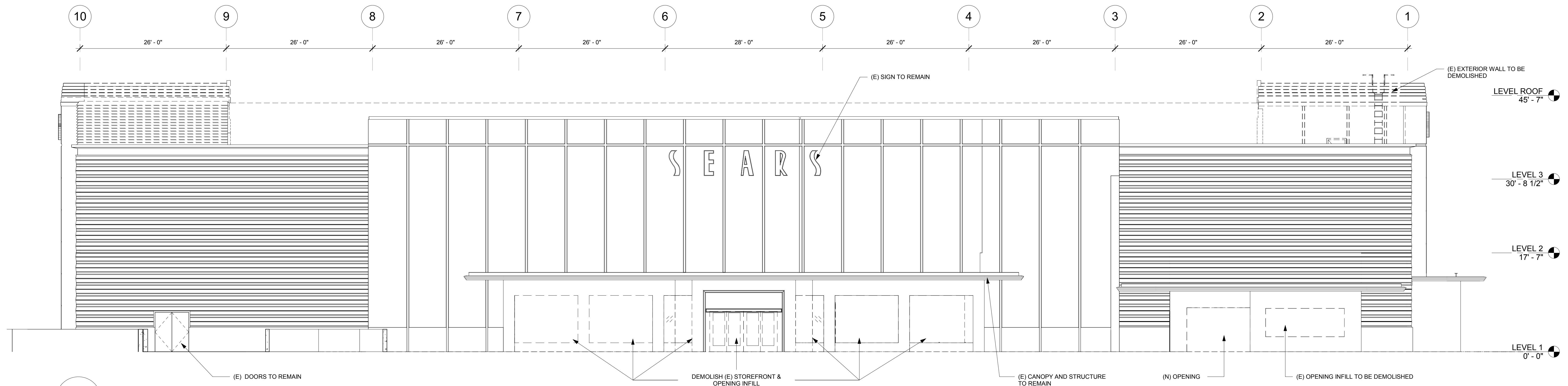


1 PROPOSED NORTH ELEVATION

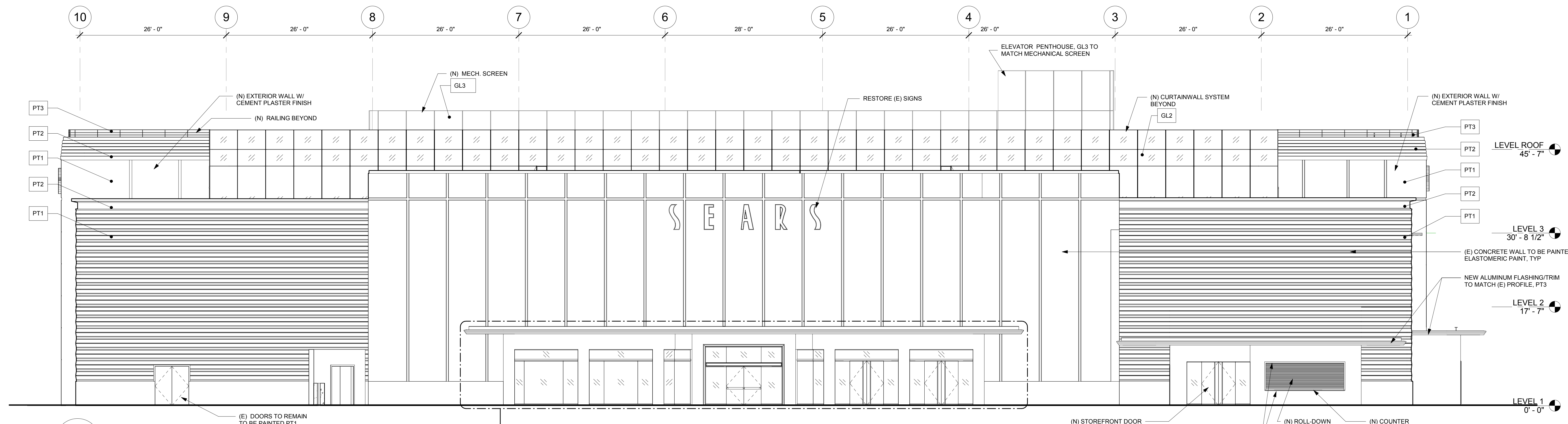
FINISH LEGEND

PT1	EXTERIOR PAINT - "GREY WONDER"
PT2	EXTERIOR PAINT - "THE GREEN HOUR"
PT3	EXTERIOR PAINT - "BRIGHT SILVER II"
GL1	CLEAR MONOLITHIC FLOAT GLASS, UNCOATED
GL2	CLEAR IGU WITH SOLARBAN 70XL COATING
GL3	TRANSLUCENT GLASS
MTL1	BRUSHED STAINLESS STEEL, NO. 4 FINISH

California Coastal Commission
5-17-0847
Exhibit 3



2 AS-BUILT SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION

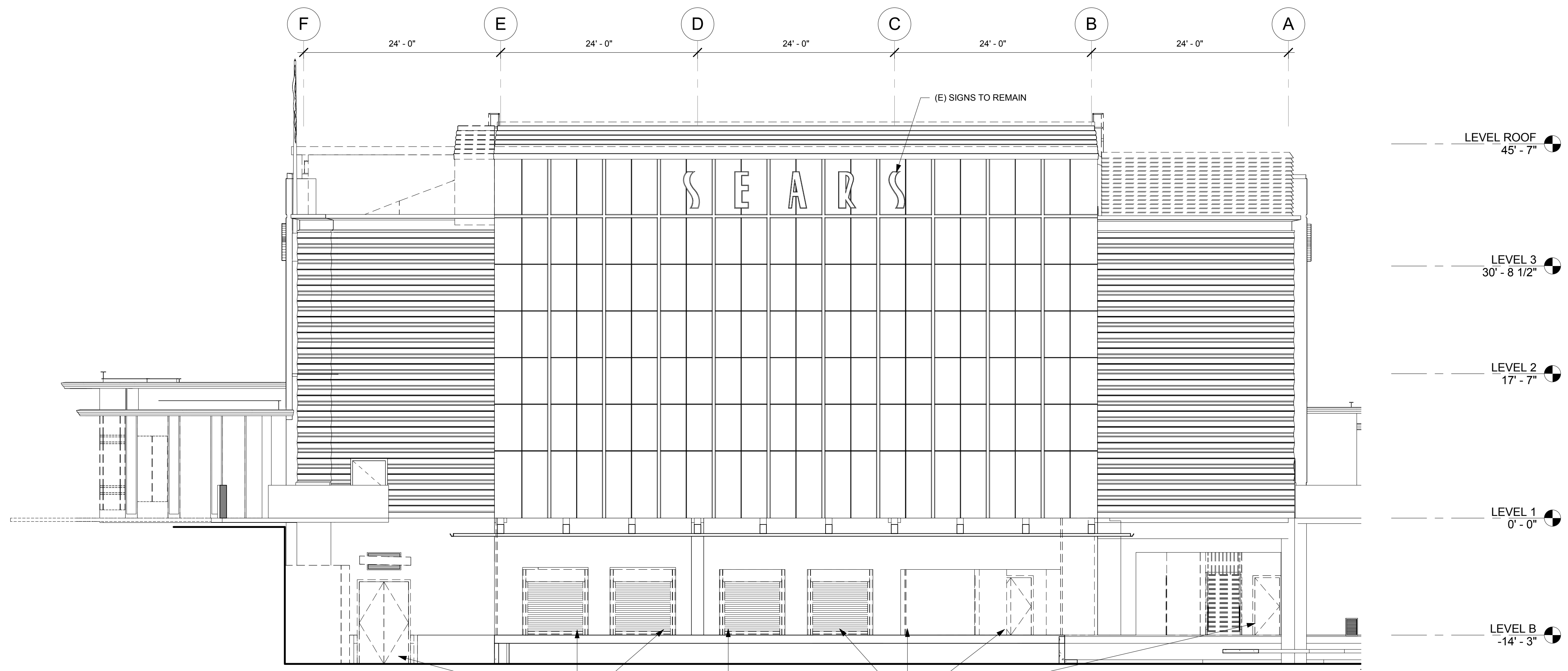
FINISH LEGEND

PT1	EXTERIOR PAINT - "GREY WONDER"
PT2	EXTERIOR PAINT - "THE GREEN HOUR"
PT3	EXTERIOR PAINT - "BRIGHT SILVER II"
GL1	CLEAR MONOLITHIC FLOAT GLASS, UNCOATED
GL2	CLEAR IGU WITH SOLARBAN 70XL COATING
GL3	TRANSLUCENT GLASS
MTL1	BRUSHED STAINLESS STEEL, NO. 4 FINISH

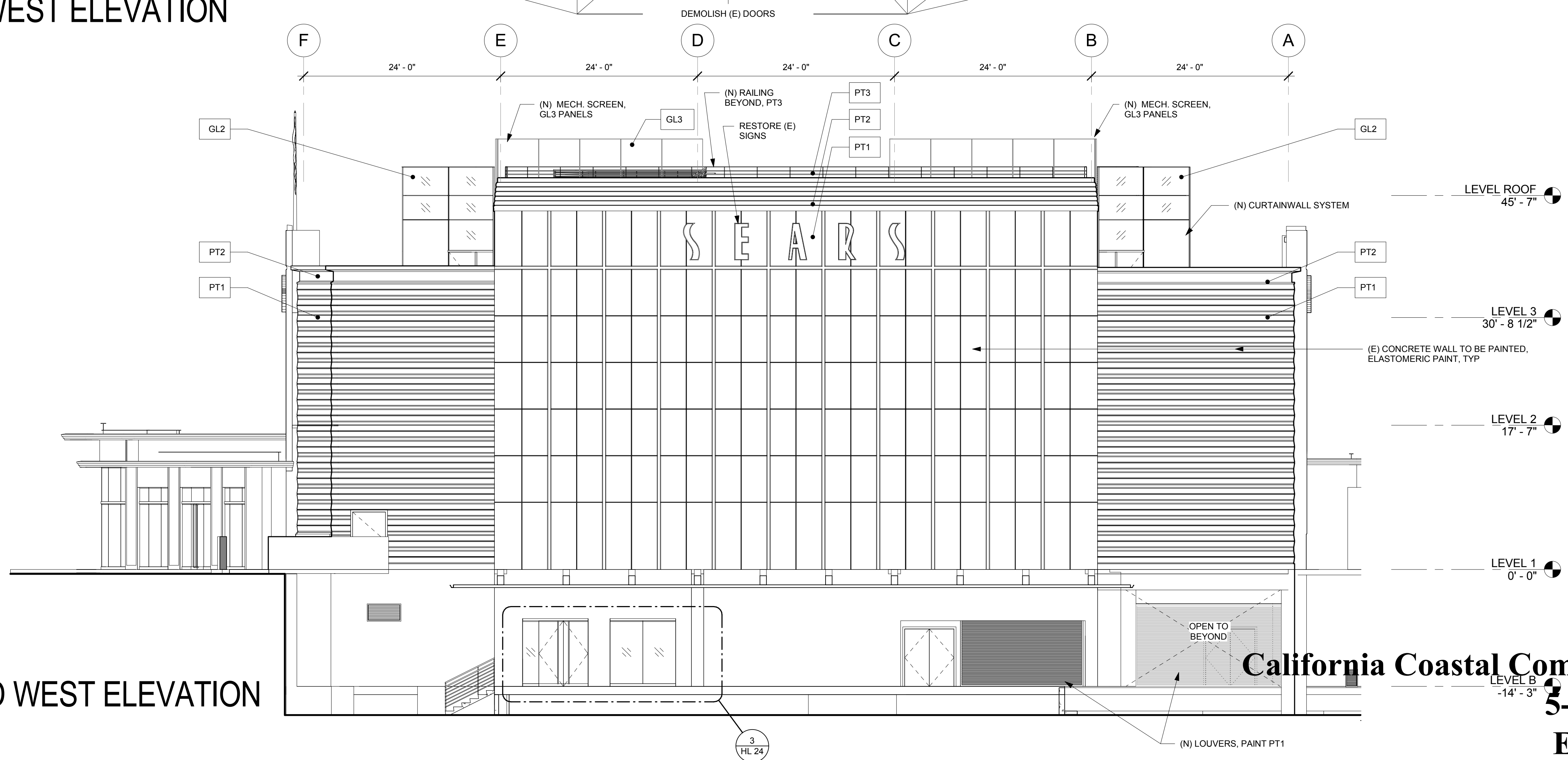
California Coastal Commission
5-17-0847
Exhibit 3

Page 3 of 4
AS-BUILT/PROPOSED ELEVATIONS
 1/8" = 1'-0"

HL 21



2 AS-BUILT WEST ELEVATION



1 PROPOSED WEST ELEVATION

FINISH LEGEND

PT1	EXTERIOR PAINT - "GREY WONDER"
PT2	EXTERIOR PAINT - "THE GREEN HOUR"
PT3	EXTERIOR PAINT - "BRIGHT SILVER II"
GL1	CLEAR MONOLITHIC FLOAT GLASS, UNCOATED
GL2	CLEAR IGU WITH SOLARBAN 70XL COATING
GL3	TRANSLUCENT GLASS
MTL1	BRUSHED STAINLESS STEEL, NO. 4 FINISH

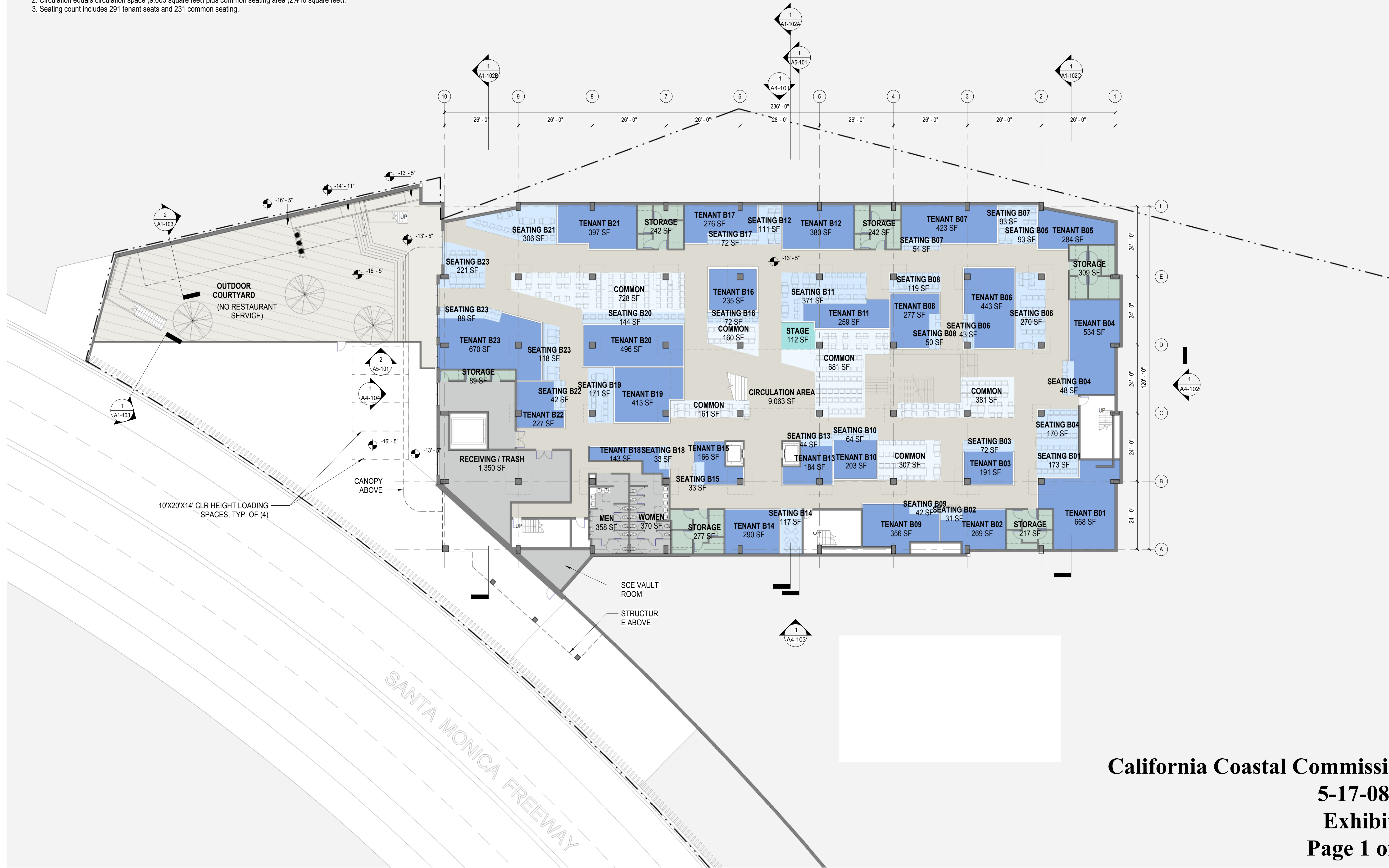
California Coastal Commission
 5-17-0847
 Exhibit 3

BASEMENT LEVEL

TENANT AREA: 11,054 square feet
 NUMBER OF TENANTS: 23
 CIRCULATION AREA: 11,481 square feet
 SEATING COUNT: 522 seats

BASEMENT NOTES:

1. No single tenant area to exceed 2,500 square feet.
2. Circulation equals circulation space (9,063 square feet) plus common seating area (2,418 square feet).
3. Seating count includes 291 tenant seats and 231 common seating.



OWNER:
SERITAGE
 GROWTH PROPERTIES
 489 Fifth Avenue, 18th Floor
 New York, NY 10017
 (212) 355-7800
 10960 Wilshire Boulevard
 Suite 1420
 Los Angeles, CA 90025
 (424) 901-7658

**SEARS BUILDING
 RENOVATION**
 302 COLORADO AVE
 SANTA MONICA, CA 90401

DESIGN ARCHITECT:
JERDE
 913 Ocean Front Walk
 Venice, California 90291
 (310) 399-1987

**LINCOLN
 PROPERTY
 COMPANY**

**HOUSE
 &
 ROBERTSON**
 ARCHITECTS, INC.

STRUCTURAL:
NABIH YOUSSEF
 STRUCTURAL ENGINEERS
 550 S. HOPE ST. SUITE 1700
 LOS ANGELES, CALIF. 90071
 T: 213.362.0707 • F: 213.688.3099
 LOS ANGELES • IRVINE • SAN FRANCISCO

COPYRIGHT © 2017 THE JERDE PARTNERSHIP, INC. ALL DRAWINGS SUBMITTED BY THE JERDE PARTNERSHIP, INC. ARE SUBJECT TO COPYRIGHT PROTECTION AND MAY NOT BE REPRODUCED WITHOUT PERMISSION. DOCUMENTS PROVIDED ARE FOR DESIGN INTENT ONLY. LOCAL DESIGN ARCHITECT IS RESPONSIBLE FOR ALL CONSTRUCTION DOCUMENTATION.

REV.	DESCRIPTION	DATE

**ADMINISTRATIVE
 PERMIT
 APPLICATION**

DATE:
 June 29, 2017

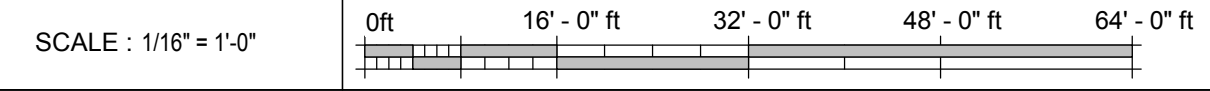
TITLE:
 FLOOR PLAN - B01

PROJECT NO. 1624

DRAWING NO.:
A2-200

California Coastal Commission
5-17-0847
Exhibit 4
Page 1 of 2

PLOT DATE: 6/29/2017 9:33:22 AM



FLOOR PLAN - B01 1

FIRST FLOOR LEVEL

TENANT AREA: 13,024 square feet
 NUMBER OF TENANTS: 20
 CIRCULATION AREA: 10,223 square feet
 SEATING ASSUMPTION: 525 seats

SEATING CALCULATION

1. No single tenant area to exceed 2,500 square feet.
2. Circulation equals circulation space (8,149 square feet) plus common seating area (2,074 square feet).
3. Seating count includes 308 tenant seats plus 217 common area seats.

COMMERCIAL FLOOR TOTALS

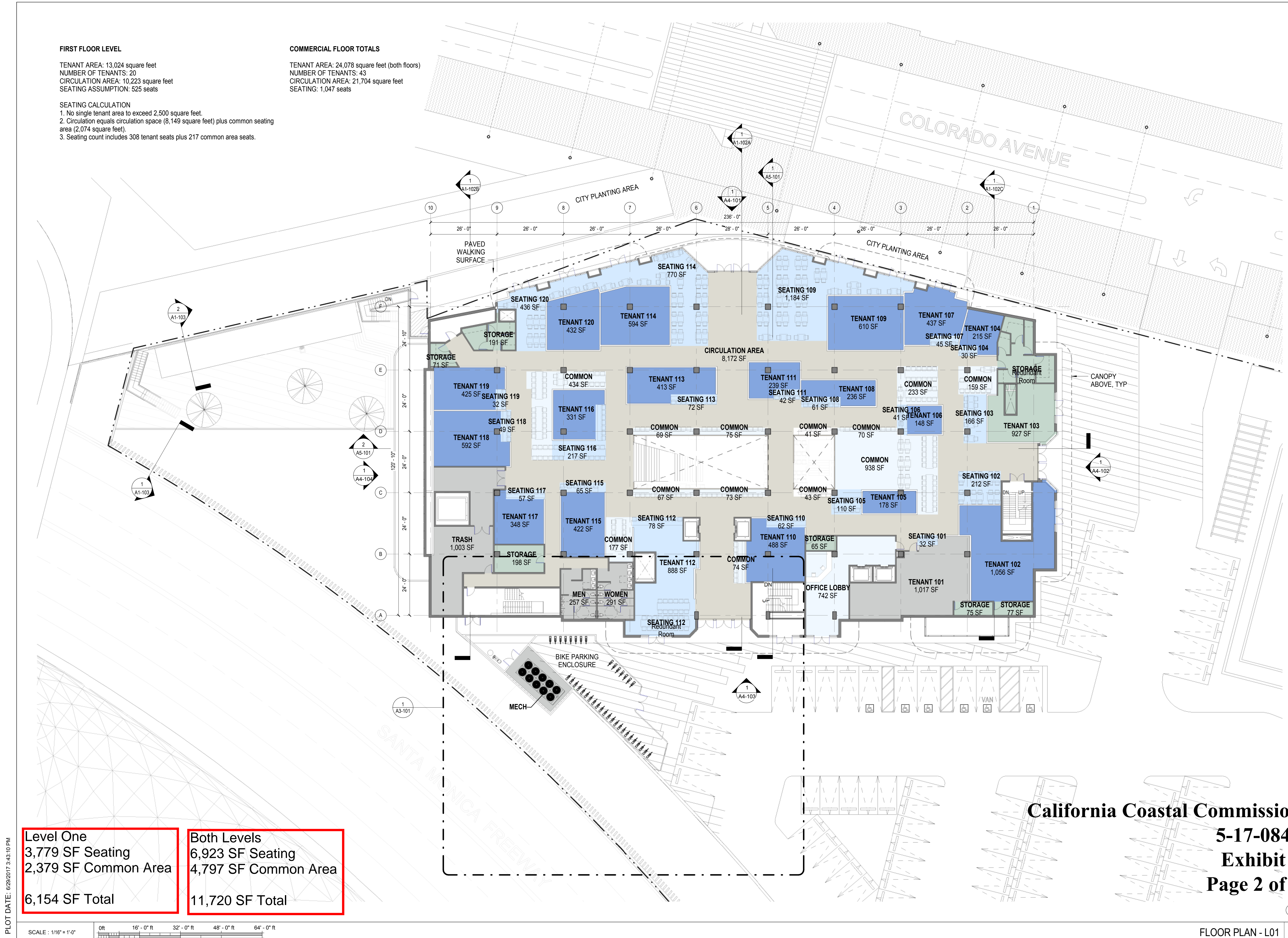
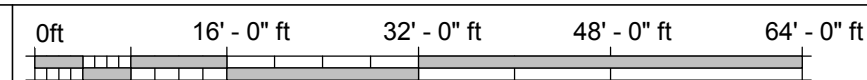
TENANT AREA: 24,078 square feet (both floors)
 NUMBER OF TENANTS: 43
 CIRCULATION AREA: 21,704 square feet
 SEATING: 1,047 seats

PLOT DATE: 6/29/2017 3:43:10 PM

Level One
 3,779 SF Seating
 2,379 SF Common Area
 6,154 SF Total

Both Levels
 6,923 SF Seating
 4,797 SF Common Area
 11,720 SF Total

SCALE: 1/16" = 1'-0"



OWNER:
SERITAGE
 GROWTH PROPERTIES
 489 Fifth Avenue, 18th Floor
 New York, NY 10017
 (212) 355-7800
 10960 Wilshire Boulevard
 Suite 1420
 Los Angeles, CA 90025
 (424) 901-7658

SEARS BUILDING RENOVATION
 302 COLORADO AVE
 SANTA MONICA, CA 90401

DESIGN ARCHITECT:
JERDE
 913 Ocean Front Walk
 Venice, California 90291
 (310) 399-1987

LINCOLN PROPERTY COMPANY

HOUSE & ROBERTSON ARCHITECTS, INC.

STRUCTURAL:
NABIH YOUSSEF
 STRUCTURAL ENGINEERS
 550 S. HOPE ST. SUITE 1700
 LOS ANGELES, CALIF. 90071
 T: 213.362.0707 • F: 213.688.3099
 LOS ANGELES • IRVINE • SAN FRANCISCO

COPYRIGHT © 2017 THE JERDE PARTNERSHIP, INC. ALL DRAWINGS SUBMITTED BY THE JERDE PARTNERSHIP, INC. ARE SUBJECT TO COPYRIGHT PROTECTION AND MAY NOT BE REPRODUCED WITHOUT PERMISSION. DOCUMENTS PROVIDED ARE FOR DESIGN INTENT ONLY. LOCAL DESIGN ARCHITECT IS RESPONSIBLE FOR ALL CONSTRUCTION DOCUMENTATION.

REV.	DESCRIPTION	DATE

ADMINISTRATIVE PERMIT APPLICATION

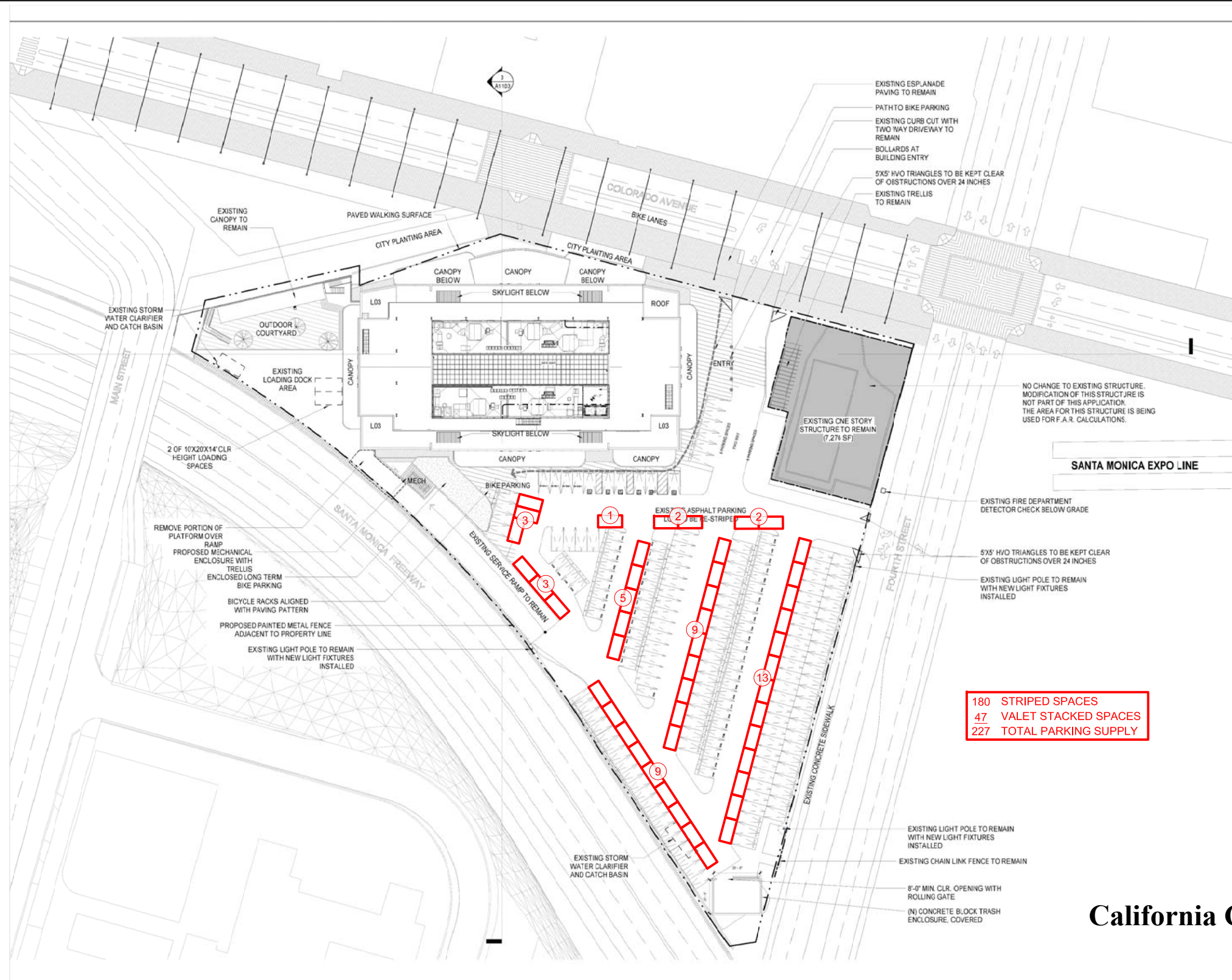
DATE:
 June 29, 2017

TITLE:
 FLOOR PLAN - L01

PROJECT NO. 1624

DRAWING NO.:
A2-201

California Coastal Commission
5-17-0847
Exhibit 4
Page 2 of 2



California Coastal Commission

5-17-0847

Exhibit 1

Page 1 of 1



VALET STACKING PLAN

FIGURE
2