SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA

PROJECT SUMMARY

THE PROPOSED WORK ARE PHASES I AND II OF THE FORMER SANTA ANITA INN SITE LOCATED IN ARCADIA, CALIFORNIA. THE NORTHEAST HALF OF THE PROPERTY WILL BE THE CONSTRUCTION OF A FOUR-STAR LE MERIDIEN HOTEL BY MARRIOTT. PHASE II WILL BE A MIXED USE DEVELOPMENT CONSISTING OF GROUND FLOOR RETAIL, OFFICE, LUXURY RESIDENTIAL AND PODIUM PARKING.

PHASE 1 AND PHASE 2 TOTAL SITE AREA AND FLOOR AREA RATIO:

SITE AREA: 6.15 ACRES
MAX FAR: 1.0

PHASE 1
LE MERIDIEN HOTEL BY MARRIOTT
BUILDING AREA: 155,143 SF
PUBLIC AREAS: 20,620
227 GUESTROOMS: 80,000
BACK OF HOUSE: 54,523
PARKING PROVIDED: 227 PARKING

PHASE 2
MIXED USE RESIDENTIAL
BUILDING AREA: 180,441 SF
RETAIL/COMMERCIAL: 19,123 SF
OFFICE: 12,408 SF
SPA: 6,665 SF
RESIDENTIAL (96 UNITS): 139,368
RESIDENTIAL LOBBY AND AMENITIES: 2,877 SF
PARKING PROVIDED: 227 PARKING

PHASE 1 AND PHASE 2 REQUIRED PARKING
RETAIL/COMMERCIAL/SPA (5/1000SF): 129
OFFICE (4/1000SF): 50
HOTEL (1/GUESTROOM): 227
96 RESIDENTIAL UNITS (1.5/UNIT +1/3UNITS): 176
TOTAL REQUIRED PARKING: 582

PARKING PROVIDED:
ON GRADE HOTEL PARKING: 82
LEVEL B1 RETAIL PARKING: 119
LEVEL P1 HOTEL AND OFFICE PARKING: 212
LEVEL P2 RESIDENTIAL PARKING: 182
TOTAL PROVIDED PARKING: 595

CODE AND PLANNING INFORMATION

PARCEL ADDRESS: 130 WEST HUNTINGTON DRIVE, ARCADIA 91007
PARCEL AIN NO.: 5775-024-014
EXISTING USE: R-1 HOTEL & C2 & C
PROPOSED USE: R-1 HOTEL, B OFFICE, R-3 MU RES & M RETAIL/COMMERCIAL

APPLICABLE BUILDING CODES

BUILDING: 2016 CALIFORNIA BUILDING CODE (CBC)
ELECTRICAL: 2016 CALIFORNIA ELECTRICAL CODE (CEC)
MECHANICAL: 2016 CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING: 2016 CALIFORNIA PLUMBING CODE (CPC)
ACCESSIBILITY: MORE STRINGENT OF CALIFORNIA BUILDING CODE OR APPLICABLE FEDERAL LAW
ENERGY: 2016 CALIFORNIA FIRE CODE (CFC) AND LOCAL ORDINANCE

LIST OF PROFESSIONALS

CLIENT:
CHATEAU GROUP USA
119 LA PORTE STREET ARCADIA, CA 91006

ARCHITECT:
ARCHITECTS ORANGE
144 N ORANGE STREET, ORANGE, CA 92866

SURVEYOR:
TRITECH ASSOCIATED, INC
SUBDIVISION SURVEY ENGINEERING DESIGN
135 NORTH SAN GABRIEL BOULEVARD
SAN GABRIEL, CA 91775

CIVIL:
TRITECH ASSOCIATED, INC
SUBDIVISION SURVEY ENGINEERING DESIGN
135 NORTH SAN GABRIEL BOULEVARD
SAN GABRIEL, CA 91775

LANDSCAPE:
ARCHITECTS ORANGE
144 N ORANGE STREET, ORANGE, CA 92866

ENVIRONMENTAL:
LSA ASSOCIATES, INC
1500 IOWA AVENUE, SUITE 200
RIVERSIDE, CA 92507

PROJECT SUMMARY

SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA

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Seabiscuit Pacifica Specific Plan

130 W. Huntington Dr., Arcadia, CA 91007

SECTION 1.0 INTRODUCTION

1.1 Purpose and Authority

A Specific Plan is a legislative tool that implements the General Plan by combining zoning requirements and development regulations that are tailored to a specific property. A Specific Plan is commonly used for a large site, a site where many individual properties have been assembled, or a site that requires special attention in terms of land use or development characteristics. The Seabiscuit Pacifica site requires special attention due to its limited size but unique location and ability to economically support Santa Anita Park, the current downtown revitalization community district, and the City of Arcadia (see Section 2 for site and project details). More specifically, it is the phasing of the project into two phases that has raised questions, which the Specific Plan looks to address. Phase 1 will consist of a new Marriott full service Hotel. Phase 2 will consist of developing the rest of the site into an 8-story residential mixed-use project.

The purpose of the Seabiscuit Pacifica Specific Plan is to define the range of permitted uses, development regulations and design guidelines for the development of the project site. Implementation of the Specific Plan will accomplish the following objectives:

- Provide high-quality development consistent with the City's General Plan and in conformance with municipal standards, codes, and policies;
- Provide uses that will complement and support the Santa Anita Park race track, other important regional facilities in the City, and the adjacent Downtown area;
- Design the development to minimize the potential for environmental impacts;
- Augment the City's economic base by increasing tax-generating commercial uses within the City; and
- Create employment-generating opportunities for the citizens of the City and surrounding communities.

1.2 Document Approval

The Seabiscuit Pacifica Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, and Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt Specific Plans by resolution as policy documents or by ordinance as regulatory documents. This Specific Plan is being adopted by Ordinance. The law allows preparation of Specific Plans as may be required for the implementation of the General Plan and further allows for their review and adoption.

1.3 Relationship of the Specific Plan to the General Plan, Zoning, and Other Ordinances

Specific Plans must be consistent with the goals and policies of the adopted General Plans of local jurisdictions (California Code Section 65454). The Seabiscuit Pacifica Specific Plan implements the goals and policies of the City of Arcadia General Plan within the Specific Plan area. The goals and objectives found in the Land Use Element support the City’s desire to continue to create a future in which the economy and environment of the City is preserved and enhanced by new development. Section 2.3 provides a specific analysis of the Specific Plan relative to the City General Plan land use and zoning designations. Appendix B, the General Plan Consistency Analysis, demonstrates how the Seabiscuit Pacifica Specific Plan implements applicable goals and objectives of the City of Arcadia’s General Plan. Various land use goals that support a viable economic future direction for the City.

This Specific Plan acts as a bridge between the General Plan and individual development proposals. It combines development standards and guidelines into a single document that is tailored to meet the development needs of this specific site. The City of Arcadia’s General Plan indicates that a Specific Plan is required for large parcels that may have development characteristics that are not addressed in the City’s General Plan or Zoning. While the Specific Plan site is not very large (6.15 acres), it does represent a unique property in relation to the Santa Anita Park race track, and so City staff has supported preparation of a Specific Plan for the hotel project application by Seabiscuit Pacifica, LLC on this site.

The Seabiscuit Pacifica Specific Plan is developed within the overall framework of the City’s Zoning Ordinance, but provides separate development standards and guidelines that are customized to the Specific Plan site. The City’s zoning standards are utilized for certain aspects of development, such as parking and landscaping, while the Specific Plan provides other standards that are tailored to the unique location and opportunities of the Seabiscuit Pacifica Specific Plan site. Future discretionary approvals for this site will be subject to the review procedures, findings and provisions of the Seabiscuit Pacifica Specific Plan and the City of Arcadia Zoning Ordinance. Related and/or subsequent approvals, such as Specific Plan amendments or architectural design review as deemed necessary by the Development Services Director or designee, must be consistent with both the guidelines of the Seabiscuit Pacifica Specific Plan and the City’s Zoning Ordinance. Where development regulations in this Specific Plan differ from those established in the City’s Code, the provisions of the Seabiscuit Pacifica Specific Plan shall prevail. Where this Specific Plan is silent on a development regulation, the City of Arcadia’ Code shall prevail.

Section 2.3 and Appendix B provide a more detailed analysis of the Specific Plan's consistency with the General Plan policies and objectives. Although the proposed Seabiscuit Pacifica project is consistent with the City’s General Plan and zoning (see Section 2.3), a Specific Plan was prepared to address the following project characteristics: (a) development phasing; (b) the development agreement; and (c) the overall appearance of all buildings within the project.
1.4 Relationship to the California Environmental Quality Act

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) has been prepared in accordance with the CEQA Guidelines (CCR, Title 14, Division 6, Chapter 3 Section 15000-15387), and State CEQA Guidelines Sections 15070 through 15075 in particular, to analyze the environmental impacts of the Seabiscuit Pacifica Specific Plan. The MND establishes the existing, onsite environmental conditions and evaluates the potential impacts of this Specific Plan. The MND references project design features and includes various mitigation measures that will be implemented through either the Mitigation Monitoring and Reporting Program or Conditions of Approval (refer to Appendix A).

1.5 Required Entitlements

The discretionary actions to be considered by the City as part of the proposed Seabiscuit Pacifica Specific Plan include approval of the following:

- Development Agreement
- Seabiscuit Pacifica Specific Plan No. SP 13-02 (Ordinance No. 2344 and 2345, and Resolution No. 7158)
- General Plan Amendment No. GPA and Amendment the General Plan Land Use Map (City Council Resolution No. 7013)
- Zone Change No. ZC 13-02 (SP-SP) and Amendment to the Zoning Map (Ordinance No. 2344 and 2345, and Resolution No. 7158)
- Mitigated Negative Declaration in compliance with CEQA (City Council Resolution No. 7013)
- Conceptual Review of the overall project site plan and visual renderings;
- Design Review of the Site Plan and Building Elevations for Phase 1; and
- Design Review of the Site Plan and Building Elevations for Phase 2.

Other non-discretionary actions anticipated to be taken by the City at the Staff level as part of the proposed project include:

- Approval of a Storm Water Pollution Prevention Plan (SWPPP) to mitigate site runoff during construction (i.e., over the short-term) and a Standard Urban Stormwater Management Plan (SUSMP) to mitigate for post-construction runoff flows (i.e., over the long-term during project occupancy and operation).
- Review of landscaping/irrigation plans.
- Certificate of Demolition
- Building permit. The comprehensive building permit includes building permit, plumbing, mechanical, and electrical permits.
- Grading permit
- Sewer connection permit

Development of the proposed Seabiscuit Pacifica project may require the following permits and/or approvals from other responsible agencies:

- A National Pollutant Discharge Elimination System permit from the Regional Water Quality Control Board -Los Angeles Region to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not harmed.

2.0 LAND USE PLAN

2.1 Location

The project site currently consists of one parcel plus the additional city corner parcel plus the Salvation Army Parcel that is intended to be added to the project for a total of three parcels and a total site area of approximately 6.15 acres located just east of the Santa Anita Park race track, just south of Huntington Drive, and just east of West Huntington Drive in the City of Arcadia. The site is depicted on the United States Geological Survey (USGS) Mt. Wilson, California 7.5-minute topographic quadrangle in Township 1 North, Range 11 West (no sections indicated), with a latitude of 34° 8′ 21.7″ North and a longitude of 118° 2′ 77″ West The parcel is bounded by Colorado Place/Huntington Drive to the north, the Arcadia City Hall complex to the south, East Huntington Drive to the east, and West Huntington Drive to the west. The project location is illustrated in Figures A-0.2 and A-0.3. The legal description is included in Appendix C. The project site consists of Assessor’s Parcel Number’s 577-502-4014, 5774-024-019 and 5775-024-015. The precise description of the parcels is included as Appendix C.

2.2 Environmental Setting

The proposed project site gently slopes to the south at a gradient of 2.4 percent with elevations ranging from 473 feet above mean sea level (amsl) at the north corner sloping down to 466 feet amsl at the south corner. Onsite elevations are shown in Figure A-0.4. The site is fully developed with the Santa Anita Inn hotel that has occupied this property since 1955. The site has several improved access roads around its perimeter, including Colorado Place/Huntington Drive to the north, East Huntington Drive to the east, and West Huntington Drive to the west.

The project site is in an urbanized area and is surrounded by developed uses. Directly west of the project site are the Santa Anita Park race track, the Arboretum of Los Angeles County is further west, and a regional mall, Westfield Mall Santa Anita, is to the west of the racetrack. North of the project site are offices along Colorado Place and Huntington Drive, and a bank along Huntington Drive North of these commercial and office uses are existing residential neighborhoods. A 6,273 SF parcel at the northeast corner of the project site is intended to be incorporated into the project site for landscape. An individual house used by the Salvation Army as a rehabilitation facility is located adjacent to the west of the site, containing 11,887 sf, and is also intended to be incorporated into the site. To the east of the project site is the Arcadia County Park. South of the proposed site are the Civic Center Athletic Field Recreational Area and the City Hall complex., Farther southwest are the Methodist Hospital, Quest Diagnostics Medical Lab, and Medical Library.
There are no surface drainage courses on the project site, but the East Branch Arcadia Wash is located approximately 227 feet west of the site and the Arcadia Wash is located approximately 2,000 feet west of the site. The previous Figure A-0.2 shows the location of the project site and surrounding land uses.

2.3 General Plan Land Use and Zoning Constraints

According to the Arcadia General Plan, the project site is designated for commercial uses. The City’s General Plan Land Use Designation Map shows the land uses of the project site and the surrounding properties, as shown on Table 2A.

The City’s General Plan says the following about the Downtown Mixed Use land use designation...

The Downtown Mixed Use zone is intended to provide opportunities for complimentary service and retail commercial businesses, professional offices, and residential uses located within the City’s downtown. A wide range of commercial and residential uses are appropriate, oriented towards pedestrians to encourage shared use of parking, public open space, and interaction of uses within the zone. Mixed use requires the inclusion of a ground-floor, street frontage commercial components for all projects. Exclusive residential structures are not allowed. This zone implements the General Plan Downtown Mixed-Use designation. Maximum FAR allowed in Downtown Mixed Use is 1.0

The description of allowed uses lists hotels and motels that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09.09 of the Development Code Section 9220.29 of the City’s Municipal Code (zoning) defines “Hotel is a building in which there are six or more guest rooms where lodging with or without meals is provided for compensation as the more or less temporary abiding place of individuals and where no provision is made for cooking in any individual room or suite.” All of the hotel rooms meet this definition. They will also be subject to TOT tax like a typical hotel. Therefore, the hotel in the Seabiscuit Pacifica project are consistent with the allowable uses under the General Plan under the Downtown Mixed-Use land use designation, therefore, the Seabiscuit Pacifica Specific Plan does not require a General Plan Amendment.

The City’s zoning map indicates the site is zoned Downtown Mixed Use which allows hotels and residential mixed-use with a Conditional Use Permit (CUP). Approval of the Specific Plan by the City Council would allow the hotel and residential mixed-use by right and eliminate the need for a CUP consistent with state law for charter cities.

The total building area of the Seabiscuit Pacifica Specific Plan indicates the project FAR is 1.0 (see Table 2B). However, approval of the Specific Plan amendment by the City Council will constitute acceptance by the City that the proposed Seabiscuit Pacifica Specific Plan is generally consistent with the General Plan, and that any modification to the building development characteristics shown in this Specific Plan will require City Council approval of a Specific Plan Amendment.

Finally, the City’s zoning map indicates the site has a Height Overlay (H-8) which allows buildings up to 95 feet in height or 8 stories, as shown below from the City’s Municipal Code Section 9102.03.030:

9276.2.2. - HEIGHT LIMIT.

Any building or structure in Zone H may, by complying with the provisions of this Title, exceed the height limitation applicable to the basic zone in which it is located; provided, however, that no building or structure shall in any event exceed the height limit set forth in the following table:

Zone H4-Four (4) stories or forty-five (45) feet;
Zone H5-Five (5) stories or fifty-five (55) feet;
Zone H6-Six (6) stories or sixty-five (65) feet;
Zone H7-Seven (7) stories or seventy-five (75) feet;
Zone H8-Eight (8) stories or ninety-five (95) feet.

The tallest building in the proposed Seabiscuit Pacifica project is the condominium building at approximately 95 feet with 8 stories of occupied space. With the architectural roof projection, the hotel condo building will stand 95 feet to the top of the primary roof deck. The Seabiscuit Pacifica Specific Plan will be within requirements of the H-8 Height Overlay.

2.4 Specific Plan Contents

The Seabiscuit Pacifica Specific Plan includes the site plan, floor plans, and elevations for the project buildings, as well as the accompanying renderings and site information, and the Conditions of Approval. The Specific Plan also includes the planned building heights, setbacks from West Huntington Drive, East Huntington Drive, Colorado Place, and existing uses to the south. The site plan and associated Initial Study provide information on environmental conditions of the site and potential environmental effects of the project, including traffic, air quality, noise, drainage, utilities, and municipal services. Once approved, the Seabiscuit Pacifica Specific Plan will be shown on the City’s official zoning map as SP-SP.

The following graphical materials are hereby incorporated into the Specific Plan and presented at the end of this section:

2 SPECIFIC PLAN
10 SITE PHOTOS
11 VICINITY MAP & SITE MAP
12 SITE SURVEY
13 EXISTING SITE PLAN
14 PRELIMINARY GRADING PLAN
15 OVERALL SITE PLAN
16 PHASE 1 - HOTEL
16 SITE PLAN & PROJ. SUMMARY
In addition, the following documents and studies associated with the Specific Plan are on file at the Planning Division of the Development Services Department, 240 W. Huntington Drive, Arcadia, CA:

- “City of Arcadia General Plan.” City of Arcadia. November 2010
- “Phase I Environmental Site Assessment.” Continental Assets Management March 2003
- “Preliminary Geotechnical Assessment.” Geotechnologies, Inc. July 2013
- “City of Arcadia Zoning Map.” Hogle-Ireland Inc. 2010
- The Primary Records forms (full sets-523A and 523B, and Location Map, etc).

2.5 Specific Plan Land Use Components

The Seabiscuit Pacifica Specific Plan is proposed in the City of Arcadia at the southwest corner of Colorado Place and West Huntington Drive. The Specific Plan site occupies approximately 6.15 acres and is located at 130 - 180 Huntington Drive. The Seabiscuit Pacifica project proposes to construct a full service Marriott Hotel, and a residential mixed-use tower and supporting parking for the entire project. The Seabiscuit Pacifica Specific Plan proposes a total of 5Fsquare feet of building, including 155,143 square feet of hotel space with 227 rooms (17 more additional rooms than what was previously approved) in one building and SF square feet of residential mixed-use with 96 total units. Figure A-1.0 shows the proposed Seabiscuit Pacifica Specific Plan land use plan and Table 2.8 summarizes the proposed uses of the Specific Plan.

The project is intended to support patrons, employees, and managers of the Santa Anita Park race track on a regular basis, in addition to general guests to the City of Arcadia. The full service hotel will allow for accommodations for race track and city guests. This lodging-related use is consistent with the goals of the General Plan for general commercial uses located around the Santa Anita Park race track. The hotel and the residential mixed-use are expected to generate a need for 185 new employees at build out.
2.5 Project Phasing

The Seabiscuit Pacifica Specific Plan is a self-supporting commercial project with individual owners/developers responsible for on-site and off-site improvements necessary to support development of the project. The previous Table 2.8 provides a summary of the various project uses by phase. Development of the plan area will occur in two phases, generally as follows:

Phase I

Phase I will be completed by 2019 and will include a full service Marriott Le Meridian hotel and surface parking. Phase II will consist of a mixed use development with garage parking, and surface parking. Phase I includes constructing a total of 155,143 square feet of hotel space. The hotel will contain a total of 227 rooms as outlined in Table 2C. The Marriott Le Meridian Hotel is Marriott’s upscale, artistic, full service brand hotel offering an upscale guest experience in a mid-century modern environment with a full service food and beverage component and a modern and refreshing design. The hotel will have a six floor wing and a five floor wing with a maximum height of approximately 80 feet. Phase I surface parking will have 227 spaces for the hotel to support the additional 17 rooms that were added to the previously approved project.

Phase II

Phase II includes construction of the residential mixed-use tower, which will comprise of 96 total units, covered structured parking and street frontage commercial. The residential tower will have eight floors and include 96 condominium units, and a structured parking podium. The residential mixed-use tower will have a maximum height of 95'-0" to the primary roof deck. The parking, which will be constructed during Phase II for the residences, will contain 222,642 square feet and 513 garage parking spaces as shown in Table 2D. The parking requirements are one and one half parking spaces for every unit and an additional one guest parking space for every three units. Each unit will have two covered parking spaces in the parking structure, where all the guest spaces will be located. Any changes or alteration to the parking space assignment shall be subject to review and approval by the Development Services Director or designer (refer to condition of approval no. 3 of Appendix A).

Phase II parking will have 513 parking spaces in all at the completion of the phase two parking structure. and 145 of the spaces will be dedicated to hotel guest parking. After Phase II completion, a grand total of 595 parking spaces will be available, which will yield a hotel parking ratio of 1.00.

The incorporation of parcel #5774-024-019, an approximate 6,273 square feet parcel, is currently owned by the City but will be incorporated for enhanced landscaping for the project. Upon approval of the transfer or some form of an agreement, that allows the maintenance and improvements of the corner site, and parcel 5775-024-015, an approximate 11,887 sf parcel is currently owned by the Salvation Army but will be incorporated, to become part of the specific plan.

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**Table 2.B: Seabiscuit Pacifica Specific Plan Land Uses**

<table>
<thead>
<tr>
<th>Hotel-Related Land Use</th>
<th>Room / Spaces</th>
<th>Floor Area (square feet)</th>
<th>Footprint Building Area (square feet)</th>
<th>Percent of Site</th>
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</thead>
<tbody>
<tr>
<td>Phase I (hotel)</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>LE Meridian Hotel</td>
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<td>5,154</td>
<td>2,154</td>
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<td>Phase II</td>
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<td>Residential Mixed-Use</td>
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<td>Residential Lobby and Amenities</td>
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<td>Commercial</td>
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<td>Marriott Le Meridian Hotel</td>
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<td>155,143</td>
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<tr>
<td>Residential Mixed Use</td>
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</tr>
<tr>
<td>Total (w/o parking structure)</td>
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<td>32,977</td>
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<tr>
<td>Total Parking Spaces</td>
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<td>32,977</td>
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<tr>
<td>FAR (Total 1.0:1 Max allowed)</td>
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<td>72.1 (Does not include condominium SF)</td>
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</tbody>
</table>

Source: Architects Orange (August 2017)

1 Building footprint
2 At Phase 2 completions; 85 existing surface parking spaces are deleted from Phase 1 surface parking
3 Floor Area Ratio = Building Area (in square feet) / Site Area (167,755square feet or 6.25 acres) per ALTA survey and County Assessor’s Parcel data

The incorporation of parcel #5774-024-019, an approximate 6,273 square feet parcel, is currently owned by the City but will be incorporated for enhanced landscaping for the project. Upon approval of the transfer or some form of an agreement, that allows the maintenance and improvements of the corner site, and parcel 5775-024-015, an approximate 11,887 sf parcel is currently owned by the Salvation Army but will be incorporated, to become part of the specific plan.
2.6 Access/Improvements/Screening

Primary access for the hotel will from West Huntington Drive. Primary access to the residential mixed-use will be off of West Huntington Drive. A driveway off of East Huntington Drive will serve as a secondary/emergency access point for both the hotel and condominium.

Main entrance into the parking lot will feature a tree lined entry approach providing plenty of stacking space for guests.

The project will prepare a sewer capacity study and provide a "fair share" contribution to help fund an expansion project already included in the City's Capital Improvement Program (CIP) that will provide adequate sewer capacity for this project.

An additional ten (10) feet is allowed for architectural features, chimneys, vents, equipment, and other accessory rooftop structures on the hotel and condominium building. Such appurtenances not fully incorporated as architectural features shall be adequately screened by a wall. Any roof-mounted mechanical equipment shall be appropriately screened from view. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size. Where individual equipment is provided, a continuous screen is desirable.

2.7 Landscaping Requirements

A conceptual landscaping plan is included with the Specific Plan application and it will be phased as well. The proposal is consistent with City requirements and the overall landscaping plan for the Santa Anita Park race track and West Huntington Drive.

2.8 Design Narrative

1. Building Architecture

A. Hotel

Art Deco is the style of the Santa Anita Park grandstand and may also be found throughout Los Angeles. Early Art Deco was influenced by bold geometric forms – the cylinder, the sphere, the cone, and the cube. The use of reinforced concrete enabled architects and engineers to design buildings with clean lines, rectangular forms, and little decoration on the façade. For projects on a tight budget, the simple box could be embellished with applied motifs that made a conceptually rudimentary structure appear fashionable and up to date. Visual interest could be further enhanced by stretching linear forms horizontally and vertically throughout the building.

Taking cues from that era, we approached our design with a modern and fresh interpretation of the characteristics of the Art Deco style. The building portrays a clean and modern, yet subtle homage to this movement. The design is sophisticated, timeless, tasteful, yet striking.

The deco light vocabulary includes rounded streamlined corners, cantilevered horizontal banding, meaningful vertical elements, and subtle patterning whose motifs are drawn from the special equestrian nature of the site and its proximity to the world famous track. Striking architectural elements, thoughtfully located at each end of the building and adjacent to the street to provide a memorable and artistic deco-esque icons, signaling the luxury and special hand crafted nature that awaits the hotel guest.

Exterior architectural lighting will highlight the rich materials, colors and forms of the hotel creating a landmark project, beautiful during the day and subtly spectacular at night.

The hotel is a Marriott product and must adhere to their design guidelines, which has its own requirements and restrictions. Designers are able to tailor their designs to many different specifications and styles, but still must hold true to Marriott's required design elements. In comparison to their prototypes, this hotel is much different and unique to Arcadia. The interior will feature the newest generation of Marriott hotel designs, which were only approved for use in the last year. Franchise also requires all hotels to be updated every five years so guests will have the latest design and experience. Marriott's designs have always experienced a lot of success as they are constantly being honed and have always scored well in customer satisfaction. The hotel will also have fantastic outdoor gardens, second level patio areas and a spectacular roof top pool deck and lounge providing flexible space for hotel guests. The ground level gardens will provide a verdant and lush street presence to the community and a stunning backdrop for the various lobby, restaurant, gathering and lounge spaces organized around the garden. The roof top deck will provide outstanding views of the city, the mountains and the race track!
B. Residential Mixed-Use

The architectural design and character of the residential mixed-use is visually complimentary with the Phase 1 hotel design while providing a slightly more modern and urban texture. The structured parking is hidden behind a luxurious retail façade, fronting West Huntington Drive and lining the grand arrival boulevard providing an activated retail façade across from the hotel lobby. With a lush landscaped podium at its base, the residential towers will sit among gardens, pools and lifestyle seating areas, with spectacular views of the mountains and the city. The building architecture plays off the art deco and mid-century modern elements of the hotel and playfully varies the facades, colors and materials to create striking luxury residences. A subtle ground level connection between Phase I and Phase II is planned for the overall project.

2. Fences & Walls

A. Hotel

Proposed walls would include decorative fencing feature that would enclose the hotel garden and patios, and separate it from the ground level to create privacy. It will have finishes to compliment the buildings. There will be landscaping adjacent to meeting rooms, which would also be consistent in appearance with the adjacent architecture. The balance of the project will have extensive landscaping.

B. Residential Mixed-Use

Proposed walls for the residential mixed-use include a 5'-6" perimeter wall around the pool area to ensure guest privacy and child safety. It will have stucco finish to match the adjacent building. The balance of the project will have extensive landscaping to accentuate the surrounding architecture and mesh the two phases into one fluent design. No walls or fencing will divide the phases as required.

C. Property Line

The western property line will include a new 6'-0" high wall that will have stucco finish to match the hotel condominium building.

3. Parking

Surface parking and structured parking will be illuminated in a manner to provide enough safe visibility and not be a disturbance to off-site traffic. As part of Specific Plan conditional approval, parking lot lighting study will be performed prior to issuance of building permit. Guest safety is a priority and on-site security cameras will also be used to ensure this is achieved.

4. Phased Parking Lot

Phase one will be fully parked with 227 surface parking stalls for the 227 guest rooms. Phase two will provide structured parking that will fully park the phase two buildings by providing 595 parking stalls, which includes replacement parking for all hotel parking removed to construct phase 2.

Phase I – Hotel

227 new spaces
Total spaces After Phase 1 completion= 227
*Requirement is 1.0 parking-to-room ratio
  Rooms = 227
  Parking = 227

Phase 2 - Residential Mixed-Use (96 Units)

513 garage parking
*Requirement is 2 parking spaces per unit plus 1 guest parking for every 2 units, so at least 232 spaces must be provided.

Total spaces after Phase 2 completion= 595 spaces
**Only 232 spaces will be dedicated to residents and guests, while remaining balance of TBD spaces will be dedicated to the hotel parking and commercial parking.

5. Landscaping

There will be many new trees, shrubs, and ground covers that will be planted to enhance the aesthetics of the entire site. Unfortunately, many mature trees will need to be removed from our site as a majority falls within the buildings’ footprints. The windrow of redwoods along East Huntington will be preserved (pending confirmation of the project arborist), to the extent possible, with some trees being removed for traffic visibility. Prior to issuance of a grading permit for each phase, the developer shall provide an assessment of existing trees on the areas to be developed. This tree assessment shall be prepared by a qualified landscape architect and identify any existing large bushes or trees that can be relocated or preserved as part of the new development project. The project landscaping plans shall attempt to preserve existing mature trees onsite to the extent feasible, based on the tree assessment. This measure shall be implemented to the satisfaction of the City Planning Division.

6. Signs

Typical directional and room designation signage will be provided per code requirements. Exterior Marriott and retail signage will also be installed on the exterior of the buildings. There will also be two small monument signs for the hotel located along West Huntington. The size, height, and style shall be subject to review by staff through a Sign Design Review Application. Any new signage or replacement in the future shall be subject to a formal sign design review. No amendment to the Specific Plan is required.

7. Outdoor Equipment

Outdoor equipment, devices, and trash will be shown on the landscaping plan.
2.9 Approval and Implementation

The Seabiscuit Pacifica Specific Plan is expected to be built out as outlined in the Specific Plan document and as shown on the attached plans (A-1.0 through A-5.5 and others outlined above), including building heights and FAR allowances. Approval of the Seabiscuit Pacifica Specific Plan by the City Council will constitute acceptance by the City that the proposed Specific Plan is generally consistent with the General Plan, and that any modification to the building development characteristics shown in this Specific Plan (with the exception of minor modifications to the landscaping plan) will require City Council approval of a Specific Plan Amendment.

2.10 Interpretation of the Specific Plan

Interpretation of the provisions of the Specific Plan is the responsibility of the Development Services Director or designee. This authority extends to determining "substantial conformance" with the standards, regulations, and guidelines of the Specific Plan and all associated documents, and includes:

1. Determinations regarding issues, conditions, or situations that arise that not addressed by the Specific Plan.
2. Approval of signs in compliance with the standards of the zoning designation.
3. Additions, deletions and changes to the Specific Plan exhibits or text that substantially comply with the Specific Plan.
4. Adjustments to the site plan, building elevations, landscaping, parking, and all other conceptual plans.
5. Building-mounted mechanical equipment or cellular installations.

The Director or designee may make a decision on the above issues, with or without conditions, or can refer a decision to the Planning Commission and/or City Council at a noticed public hearing. Notice shall be provided by publication in a newspaper of general circulation. If necessary, additional CEQA review and/or analysis will be conducted to determine the impacts of the request. Determinations of substantial conformance shall be made based on findings that the request:

1. Substantially conforms to all applicable provision of the Specific Plan.
2. Will not adversely affect public health and safety.
3. Will not adversely affect adjacent properties.
PHASE 1 - HOTEL
PHASE 1
LE MERIDIEN HOTEL BY MARRIOTT
BUILDING AREA
PUBLIC AREAS
227 GUESTROOMS 20,620
BACK OF HOUSE 80,000
TOTAL BUILDING AREA 54,523 155,143 SF
ROOM TYPES:
KING 133 (59%)
DBL QUEEN 78 (34%)
JR SUITE 4 (2%)
SUITE 12 (5%)
TOTAL 227
PARKING PROVIDED:
227 SPACES

SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA
Rev. 2 - 05/03/2018
Rev. 1 - 04/17/2018
04/07/2018
LEGEND

1A Painted Finish
Dunn Edwards “Fossil”

1B Painted Finish
Dunn Edwards “Play on Gray”

1C Painted Finish
Dunn Edwards “Pointed Rock”

2 Stone Accent Rough Finish
Grey Limestone

3A Low E Green Tinted Glass

3B Clear Glass Storefront

4 Aluminum Siding with Woodgrain Finish

5 Laser-cut Metal Panel

6 Glass Fiber Reinforced Concrete

SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA

SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA
Rev. 2 - 05/03/2018
Rev. 1 - 04/17/2018
04/07/2018
COLOR AND MATERIAL BOARD

**LEGEND**

1A  Sand Plaster Finish
    Dunn Edwards “Fossil”

1B  Smooth Plaster Finish
    Dunn Edwards “Play on Gray”

1C  Sand Plaster Finish
    Dunn Edwards “Pointed Rock”

2   Stone Accent Rough & Smooth Finish - Grey Limestone

3A  Low E Green Tinted Glass

3B  Clear Glass Storefront

4   Aluminum Siding with Woodgrain Finish

5   Laser-cut Metal Panel

6   Glass Fiber Reinforced Concrete

**SEABISCUIT PACIFICA SPECIFIC PLAN**

**ARCADIA, CA**
PHASE 1 AND PHASE 2 REQUIRED PARKING
RETAIL/COMMERCIAL/SPA (5/1000SF) 129
OFFICE (4/1000SF) 50
HOTEL (1/GUESTROOM) 227
96 RESIDENTIAL UNITS (1.5/UNIT + 1/3UNITS) 176
TOTAL REQUIRED PARKING 582

PARKING PROVIDED
ON GRADE HOTEL PARKING: 82
LEVEL B1 RETAIL PARKING 119
LEVEL P1 HOTEL AND OFFICE PARKING 212
LEVEL P2 RESIDENTIAL PARKING 182
TOTAL PROVIDED PARKING 595
COLOR AND MATERIAL BOARD

LEGEND

1A  
Sand Plaster Finish
Dunn Edwards “Fossil”

1B  
Smooth Plaster Finish
Dunn Edwards “Play on Gray”

1C  
Sand Plaster Finish
Dunn Edwards “Pointed Rock”

1D  
Sand Plaster Finish
Dunn Edwards “Storm Cloud”

2  
Stone Accent Rough & Smooth Finish - Grey Limestone

3A  
Low E Clear Glass

3B  
Clear Glass Storefront

4  
Aluminum Siding with Woodgrain Finish

5  
Aluminum Vertical Baffles with Woodgrain Finish

6  
Colored Polycarbonate Acrylic Panels
LANDSCAPE TREE SURVEY
SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA
04/07/2018

PHASE 1 - LEVEL 1
LANDSCAPE SITE PLAN

LANDSCAPE CALCULATIONS - PHASE ONE

TOTAL SITE SQUARE FOOTAGE = 190,565 SQ. FT.
LANDSCAPE SQUARE FOOTAGE = 27,130 SQ. FT.
PARKING SQUARE FOOTAGE = 39,480 SQ. FT. OF LANDSCAPE REQUIRED (MINIMUM) = 10,826 SQ. FT. OF LANDSCAPE PROVIDED

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETO) x (0.7) x (LANDSCAPE AREA) x (0.62)
= (50.2) x (0.7) x (27,130 SQ. FT.) x (0.62)
= 591,075 GAL / YEAR

ESTIMATED TOTAL WATER USAGE

ETWU = (ETO) x (0.62) x (PLANT FACTOR x LA / 0.9)
= (50.2) x (0.62) x (0.4 x 27,130 / 0.9)
= 375,286 GAL / YEAR

LANDSCAPE SQUARE FOOTAGE INCLUDES PLANTING AREAS ON HOTEL ROOF DECK

LANDSCAPE KEYNOTES

PROPERTY LINE
PEDESTRIAN CONCRETE SIDEWALK PER CITY STANDARDS
ENHANCED PEDESTRIAN WALKWAY
CONCRETE PEDESTRIAN WALKWAY
SPECIALTY PAVING AT ENTRY DRIVE
ENTRY SIGNAGE
PORTE COCHERE
COVERED SEATING AREA
COVERED DINING PATIO
OPEN SEATING AREA
ENHANCED CROSSWALK
FREESTANDING SCREENING WALL WITH SIGNAGE
WATER FEATURE
ELEVATED DECK
WATER FEATURE WITH DECORATIVE BACKDROP
MULTI-PURPOSE SYNTHETIC LAWN GARDEN
PROPOSED PLANTING - TYP.
BIKE RACKS
MOUNDED LANDSCAPE
ART INSTALLATION
BIKE LOCKERS
SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA

PHASE 1 - LEVEL 1
LANDSCAPE PLANTING PLAN

PRELIMINARY SHRUB LEGEND
SYMBOL: BOTANICAL NAME (COMMON NAME)  BOTANICAL NAME (COMMON NAME)  SYMBOL: TYPE: BOTANICAL NAME (COMMON NAME)
( )  ( )  ( )  ( )

BUXUS MICROPHYLLA  (JAPANESE BOXWOOD)
MYOPORUM PARVIFOLIUM 'PINK'  (TRAILING MYOPORUM)
CALLISTEMON CITRINUS 'LITTLE JOHN'  (DWARF BOTTLE BRUSH)
PELARGONIUM PELTATUM 'LAVANDER'  (LAVANDER IVY GERANIUM)
DIANELLA TASMANICA 'VARIEGATA'  (FLAX LILY)
PHOENIX ROEBELENII  (PYGMY DATE PALM) - MULTI-TRUNK
DICHONDRA REPENS  (MERCURY BAY WEED)
PITTOSPORUM TOBIRA 'SHIMA'  (CREME DE MINT DWARF MOCK ORANGE)
HELICOTRICHON SEMPERVIRENS  (BLUE OAT GRASS)
PODOCARPUS MACROPHYLLUS  (YEW PINE)
HEMEROCALLIS X. 'BETTY WOODS'  (BETTY WOODS DAYLILY)
ROSMARINUS OFFICINALIS 'PROSTRATUS'  (DWARF ROSEMARY)
LONICERA JAPONICA 'HALLIANA'  (JAPANESE HONEYSUCKLE)
TRACHELOSPERMUM ASIATICUM 'VARIEGATA'  (VARIEGATED DWARF JASMINE)
LIGUSTRUM JAPONICUM 'TEXANUM'  (TEXAS PRIVET)
PHOENIX DACTYLIFERA 'MEDJOOL'  (MEDJOOL DATE PALM)  20' - 25'
UKIYO-E PALM  25'-30'
ALOE BAINSEII  (TREE ALOE)  36" BOX
DRACENA DRACO  (DRAGON TREE)  36" BOX
CERCIDIUM FLORIDUM  (BLUE PALO VERDE)  36" BOX
ERYTHRINA CAFFRA  (NAKED CORAL TREE)  36" BOX
GINKGO BILOBA  (MAIDENHAIR TREE)  36" BOX
MAGNOLIA GRANDIFLORA  (SOUTHERN MAGNOLIA)  36" BOX
ARBUTUS MARINUS  (STRAWBERRY TREE)  36" BOX
CERCIS CANADENSIS 'FOREST PANSY'  (FOREST PANSY REDBUD)  36" BOX
LAGERSTROEMIA INDICA  (CRAPE MYRTLE)  36" BOX
RHAPHIOLEPIS 'MAJESTIC BEAUTY'  (MAJESTIC BEAUTY)  36" BOX
MAGNOLIA GRANDIFLORA 'LITTLE GEM'  (LITTLE GEM DWARF SOUTHERN MAGNOLIA)  24" BOX
TRISTANIA CONFERTA  (BRISBANE BOX)  36" BOX
CASSIA LEPTOPHYLLA  (GOLD MEDALLION TREE)  36" BOX
CAMPHOR TREE  36" BOX
CYPRESS  36" BOX
CHINESE ELMS  36" BOX

NOTES:
1. ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
2. ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
3. ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM LAYER OF SHREDDED BARK MULCH.
4. LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ARCADIA MUNICIPAL CODE AND WATER EFFICIENT LANDSCAPE STANDARDS.

ANNUAL COLOR

SCALE 1" = 60'

W. HUNTINGTON DR
FUTURE PHASE 2 DEVELOPMENT
E HUNTINGTON DR

PHASE 1 - LEVEL 1
LANDSCAPE PLANTING PLAN
SEABISCUIT PACIFICA SPECIFIC PLAN
ARCADIA, CA

Rev. 2 - 05/03/2018
Rev. 1 - 04/17/2018
04/07/2018
NOTES:
1. ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
2. ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
3. ALL LANDSCAPE AREAS ON PODIUM TO RECEIVE LIGHT WEIGHT SOIL.
4. LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ARCADIA MUNICIPAL CODE AND WATER EFFICIENT LANDSCAPE STANDARDS.
LANDSCAPE CALCULATIONS - PHASE TWO

TOTAL SITE SQUARE FOOTAGE = 127,100 SQ. FT.
LANDSCAPE SQUARE FOOTAGE = 33,061 SQ. FT.
PARKING SQUARE FOOTAGE = NO OPEN SPACE PARKING PROVIDED. ALL PARKING IN PARKING STRUCTURE.

MAXIMUM WATER ALLOWANCE (MAWA)

MAWA = (ETO) X (0.7) X (LANDSCAPE AREA) X (0.62)
= (50.2) X (0.7) X (33,061 SQ. FT.) X (0.62)
= 720,293 GAL / YEAR

ESTIMATED TOTAL WATER USAGE

ETWU = (ETO) X (0.62) X ([PLANT FACTOR] X [LA] / 0.9)
= (50.2) X (0.62) X ([0.4] X [33,061] / 0.9)
= 457,329 GAL / YEAR

* LANDSCAPE SQUARE FOOTAGE INCLUDES PLANTING AREAS ON RESIDENTIAL ROOF DECK

LANDSCAPE KEYNOTES

PROPERTY LINE
PEDESTRIAN CONCRETE SIDEWALK PER CITY STANDARDS
PORTE COCHERE WITH ENHANCED PAVING
COVERED OUTDOOR DINING
OPEN OUTDOOR DINING WITH FESTOON LIGHTING
ENTRY GARDEN AND WATER FEATURE AT SPA
PROPOSED PLANTING AREA - TYP.
ART INSTALLATION
PEDESTRIAN CONCRETE PAVING
DECORATIVE POTTERY W/ PLANTING (TYP.)
EXISTING FENCE & VINES TO REMAIN
PROPOSED HEDGE FOR SCREENING
7'-0" wide planting area to have vine planting 15'-0" high

PHASE 2 - LEVEL 1 LANDSCAPE SITE PLAN

PHASE ONE
GROUND FLOOR
LEVEL
PHASE ONE
GROUND FLOOR LEVEL

PRELIMINARY SHRUB LEGEND

PRELIMINARY TREE LEGEND

NOTES:
1. ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
2. ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
3. ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM 3" LAYER OF SHREDDED BARK MULCH.
4. LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ARCADIA MUNICIPAL CODE AND WATER EFFICIENT LANDSCAPE STANDARDS.
PHASE ONE
GROUND FLOOR LEVEL

PRELIMINARY SHRUB LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>TYPE</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>BUXUS MICROPHYLLA (JAPANESE BOXWOOD)</td>
<td>2'-3'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MYOPORUM PARVIFOLIUM 'PINK' (TRAILING MYOPORUM)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>CALLISTEMON CITRINUS 'LITTLE JOHN' (DWARF BOTTLE BRUSH)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>PELARGONIUM PELTATUM 'LAVANDER' (LAVANDER IVY GERANIUM)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td></td>
<td></td>
<td>DIANELLA TASMANICA 'VARIEGATA' (FLAX LILY)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>PHOENIX ROEBELENII (PYGMY DATE PALM) - MULTI-TRUNK</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>DICHONDRA REPENS (MERCURY BAY WEED)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>PITTOSPORUM TOBIRA 'SHIMA' (CREME DE MINT DWARF MOCK ORANGE)</td>
<td>36&quot; BOX</td>
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<td>ELICTOTRICHON SEMPERVIRENS (BLUE OAT GRASS)</td>
<td>36&quot; BOX</td>
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<td></td>
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<td>PODOCARPUS MACROPHYLLUS (YEW PINE)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>HEREMOCALLIS X. 'BETTY WOODS' (BETTY WOODS DAYLILY)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>ROSMARINUS OFFICINALIS 'PROSTRATUS' (DWARF ROSEMARY)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LONICERA JAPONICA 'HALLIANA' (JAPANESE HONEYSUCKLE)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
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<td>TRACHELOSPERMUM ASIATICUM 'VARIEGATA' (VARIEGATED DWARF JASMINE)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LIGUSTRUM JAPONICUM 'TEXANUM' (TEXAS PRIVET)</td>
<td>36&quot; BOX</td>
</tr>
</tbody>
</table>

NOTES:
1. ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
2. ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
3. ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM 3" LAYER OF SHREDDED BARK MULCH.
4. LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ARCADIA MUNICIPAL CODE AND WATER EFFICIENT LANDSCAPE STANDARDS.

PRELIMINARY TREE LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>TYPE</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PALM TREE</td>
<td>ARCHONTOPHOENIX CUNNINGHIANA (KING PALM)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PHOENIX DACTYLIFERA 'MEDJOOL' (MEDJOOL DATE PALM)</td>
<td>20' - 25'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>STREET TREE</td>
<td>GINKGO BILOBA (MAIDENHAIR TREE)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CERCIDIUM FLORIDUM (BLUE PALO VERDE)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ERYTHRINA CAFFRA (NAKED CORAL TREE)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td></td>
<td></td>
<td>OLEA EUROPAEA (OLIVE TREE)</td>
<td>36&quot; BOX</td>
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<tr>
<td></td>
<td></td>
<td>QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TRISTANIA CONFERTA (BRISBANE BOX)</td>
<td>36&quot; BOX</td>
</tr>
</tbody>
</table>

NOTES:
1. ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
2. ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
3. ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM 3" LAYER OF SHREDDED BARK MULCH.
4. LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ARCADIA MUNICIPAL CODE AND WATER EFFICIENT LANDSCAPE STANDARDS.

SCALE 1" = 60'

PHASE 2 - LEVEL 1
**PRELIMINARY TREE LEGEND - ROOF DECK**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>TYPE</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PALM TREE</td>
<td>MOSTEO DEHIERA DONDEHIERA</td>
<td>20'-25' BTH</td>
<td></td>
</tr>
<tr>
<td>ACCESSION PALM TREE</td>
<td>DORADO CORDO (CAMPANA)</td>
<td>24' BOX</td>
<td></td>
</tr>
<tr>
<td>SPECIMEN TREE</td>
<td>CORDON CORAL (CAMPORA)</td>
<td>36' BOX</td>
<td></td>
</tr>
<tr>
<td>SPECIEF TREE</td>
<td>CORDON CORAL (CAMPORA)</td>
<td>36' BOX</td>
<td></td>
</tr>
</tbody>
</table>

**FLOWERING AGENT TREE**

<table>
<thead>
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<th>SYMBOL</th>
<th>TYPE</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
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<tr>
<td>PALM TREE</td>
<td>MOSTEO DEHIERA DONDEHIERA</td>
<td>20'-25' BTH</td>
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</tr>
<tr>
<td>ACCESSION PALM TREE</td>
<td>DORADO CORDO (CAMPANA)</td>
<td>24' BOX</td>
<td></td>
</tr>
<tr>
<td>SPECIMEN TREE</td>
<td>CORDON CORAL (CAMPORA)</td>
<td>36' BOX</td>
<td></td>
</tr>
<tr>
<td>SPECIEF TREE</td>
<td>CORDON CORAL (CAMPORA)</td>
<td>36' BOX</td>
<td></td>
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</tbody>
</table>

**PHASE ONE**

**LOWER LEVEL**

**NOTES:**
1. ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
2. ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
3. ALL LANDSCAPE AREAS ON PODIUM TO RECEIVE LIGHT WEIGHT SOIL.
4. LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ARCADIA MUNICIPAL CODE AND WATER EFFICIENT LANDSCAPE STANDARDS.

**PRELIMINARY SHRUB LEGEND - ROOF DECK**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
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</thead>
<tbody>
<tr>
<td>AGAVE X. ATTEEBA 'BLUE FLAME'</td>
<td>BLUE FLAME AGAVE</td>
<td>BLUE FLAME AGAVE</td>
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<tr>
<td>ALOE VERA</td>
<td>ALOE VERA</td>
<td>ALOE VERA</td>
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<tr>
<td>ARMERIA Japonica</td>
<td>ARMERIA Japonica</td>
<td>ARMERIA Japonica</td>
</tr>
<tr>
<td>CALLISTEMON CROOKS LITTLE JOHN</td>
<td>CALLISTEMON CROOKS LITTLE JOHN</td>
<td>CALLISTEMON CROOKS LITTLE JOHN</td>
</tr>
<tr>
<td>DRYADENDRON MAE</td>
<td>DRYADENDRON MAE</td>
<td>DRYADENDRON MAE</td>
</tr>
<tr>
<td>DICHONDRA REPENS</td>
<td>MERCURY BAY WEED</td>
<td>MERCURY BAY WEED</td>
</tr>
<tr>
<td>ELYMUS ROSE</td>
<td>INDIAN ROSE</td>
<td>INDIAN ROSE</td>
</tr>
<tr>
<td>ERYTHRINA CALIFORNICA</td>
<td>NAKE CORAL TREE</td>
<td>NAKE CORAL TREE</td>
</tr>
<tr>
<td>FLEXIBLE FRUIT</td>
<td>FLEXIBLE FRUIT</td>
<td>FLEXIBLE FRUIT</td>
</tr>
<tr>
<td>Gnidia speciosa</td>
<td>Gnidia speciosa</td>
<td>Gnidia speciosa</td>
</tr>
<tr>
<td>HEMEROCALLIS X. 'BETTY WOODS'</td>
<td>BETTY WOODS DAYLILY</td>
<td>BETTY WOODS DAYLILY</td>
</tr>
<tr>
<td>HEXSTEMMA JASMINONIDES</td>
<td>STAR JASMINE</td>
<td>STAR JASMINE</td>
</tr>
<tr>
<td>LIGUSTRUM JAPONICUM 'TEXANUM'</td>
<td>TEXAS PRIVET</td>
<td>TEXAS PRIVET</td>
</tr>
<tr>
<td>LIRIOPE MUSCARI 'SILVERY SUNPROOF'</td>
<td>DWARF VARIEGATED LIRIOPE</td>
<td>DWARF VARIEGATED LIRIOPE</td>
</tr>
<tr>
<td>MAGNOLIA GRANDIFLORA 'DESSERT ROSE'</td>
<td>DWARF SOUTHERN MAGNOLIA</td>
<td>DWARF SOUTHERN MAGNOLIA</td>
</tr>
<tr>
<td>MELALEUCA FUSIFOLIA</td>
<td>TRIPLEX HEDGEROW BURROSE</td>
<td>TRIPLEX HEDGEROW BURROSE</td>
</tr>
<tr>
<td>PITTOSPORUM TONO 'SHIMA'</td>
<td>CREM DE MINT DWARF MOCK ORANGE</td>
<td>CREM DE MINT DWARF MOCK ORANGE</td>
</tr>
<tr>
<td>PRUNUS CAROLINANA 'BRIGHT N TIGHT'</td>
<td>BRIGHT N TIGHT CAROLINA LAUREL</td>
<td>BRIGHT N TIGHT CAROLINA LAUREL</td>
</tr>
</tbody>
</table>

**FLOWERING GARDEN**

**SCALE 1" = 60'**

**SEABISCUIT PACIFICA SPECIFIC PLAN**

**ARCADIA, CA**

**PHASE 2 - LEVEL 3 LANDSCAPE PLANTING PLAN**

Rev. 2 - 05/03/2018
Rev. 1 - 04/17/2018
04/07/2018
LANDSCAPE KEYNOTES
1. PROPERTY LINE
2. PEDESTRIAN CONCRETE SIDEWALK PER CITY STANDARDS

PRELIMINARY TREE LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>TYPE</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>☀️</td>
<td>FLOWERING ACCENT TREE</td>
<td>ARBUTUS MARINUS (STRAWBERRY TREE)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td>☀️</td>
<td></td>
<td>CERCIS CANADENSIS (WESTERN PURPLE PLUM)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td>☐️</td>
<td>FLOWERING STREET TREE</td>
<td>MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td>☐️</td>
<td></td>
<td>PRUNUS CERASIFERA 'REBELLO' (REBELLO CHERRY)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td>☐️</td>
<td></td>
<td>ZELKOWA PIVOT 'SUNBURST' (SUNBURST ZELKOVA)</td>
<td>24&quot; BOX</td>
</tr>
<tr>
<td>☐️</td>
<td>PARKING LOT TREE</td>
<td>PINUS ELDARICA (MONDELL PINE)</td>
<td>36&quot; BOX</td>
</tr>
<tr>
<td>☐️</td>
<td></td>
<td>TRISTANIA CONFERTA (BRISBANE BOX)</td>
<td>24&quot; BOX</td>
</tr>
<tr>
<td>☐️</td>
<td>OAK TREE</td>
<td>Q. VIRGINIANA (SOUTHERN LIVE OAK)</td>
<td>36&quot; BOX</td>
</tr>
</tbody>
</table>

NOTES:
1. ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
2. ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
3. ALL LANDSCAPE AREAS TO RECEIVE A MINIMUM 3" LAYER OF SHREDDED BARK MULCH.
4. LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ARCADIA MUNICIPAL CODE AND WATER EFFICIENT LANDSCAPE STANDARDS.

PRELIMINARY SHRUB LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
<th>BOTANICAL NAME (COMMON NAME)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☛</td>
<td>BUXUS MICROPHYLLA (JAPANESE BOXWOOD)</td>
<td>MYOPORUM PARVIFOLIUM 'PINK' (TRAILING MYOPORUM)</td>
</tr>
<tr>
<td>☛</td>
<td>CALLISTEMON CITRINUS 'LITTLE JOHN' (DWARF BOTTLE BRUSH)</td>
<td>PFNEXUS ROEBELENII (PYGMY DATE PALM)</td>
</tr>
<tr>
<td>☛</td>
<td>DIACHELON CEPACIA (BAY ASH)</td>
<td>POLYARCTICUS 'VARIEGATA' (VARIEGATED DWARF JASMINE)</td>
</tr>
<tr>
<td>☛</td>
<td>DIACHELON 'NETTY ROSES' (NETTY ROSES)</td>
<td>TRACHELOSPERMUM ASIATICUM 'VARIEGATA' (VARIEGATED DWARF JASMINE)</td>
</tr>
<tr>
<td>☛</td>
<td>ECHINOPS 'BUNTEBA' (ECHAINE)</td>
<td>TRACHELOSPERMUM 'VARIEGATA' (VARIEGATED DWARF JASMINE)</td>
</tr>
<tr>
<td>☛</td>
<td>HEPATICA 'TEXANUM' (TEXANUM PRIVET)</td>
<td>TRACHELOSPERMUM 'VARIEGATA' (VARIEGATED DWARF JASMINE)</td>
</tr>
</tbody>
</table>

SCALE 1" = 60’