

# 8760 SUNSET BILLBOARD

PROJECT APPLICATION  
SEP 25, 2024



ITEM 4.B. ATTACHMENT B

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**ADDRESS & LEGAL DESCRIPTION OF SUBJECT PROPERTY**

8760 W Sunset Boulevard  
West Hollywood, CA 90069

APN: 5559-002-018

AREA 13,551 GSF (0.311 Acres)

**NAME, ADDRESS, PHONE NUMBER, AND EMAIL ADDRESS OF THE APPLICANT, OWNER, AND ARCHITECT**

APPLICANT Big Outdoor  
8747 Sunset Boulevard  
West Hollywood, CA 90069

Ryan Levine  
(818) 857-7334  
ryan@bigoutdoor.com

OWNER Mutato Muzika, LLC  
8760 Sunset Boulevard  
West Hollywood, CA 90069

Mark Mothersbaugh  
(310) 360-0561  
arthur@mutato.com

ARCHITECT OfficeUntitled  
4200 Sepulveda Boulevard, Suite 104  
Culver City, CA 90230

Benjamin Anderson  
(310) 730-6698  
benjamin@officeuntitled.com

**DESCRIPTION OF PROJECT/SCOPE OF WORK & PRE NARRATIVE**

The project entails the installation of a new single-sided, full-motion animated billboard adjacent to the existing building. The billboard structure will feature cladding rings with a decorative pattern area on the rear face and integrated cove lighting. The proposed sign area is 1,000 square feet, supported by an independent column and footing outside the existing building footprint. Site improvements include repaving the existing plaza, adding raised landscape planters along Sunset Blvd, and creating new seating and assembly areas within the landscaping.

The proposed PRE envisions Mutato Muzika as a living artwork where nature, music, and art converge to create a media-activated public space on Sunset Boulevard. Inspired by Burle Marx’s “landscape as canvas” concept and Mark Mothersbaugh’s iconic style, the project integrates native Californian flora with sculptural “phonoflowers.” These trumpet-shaped forms emit music derived from plant biorhythms, creating an immersive soundscape that invites public interaction. Visitors can engage with the space, transforming the plaza into an interactive, harmonious blend of natural beauty and artistic expression.

**EXISTING AND PROPOSED LAND USE, NUMBER OF STORIES MAXIMUM HEIGHT FROM GRADE, AND ZONING SUMMARY**

EXISTING:	LAND USE	Commercial (Office)
	NUMBER OF STORIES	2
	HEIGHT FROM GRADE	14-5” to top of building parapet
	ZONING SUMMARY	Sunset Specific Plan (SSP)

PROPOSED: HEIGHT FROM GRADE 90’-0” to top of proposed sign structure  
(ALL OTHERS UNCHANGED)

**BUILDING SQUARE FOOTAGE**

EXISTING: 9,504 GSF (Unchanged)

**SIZE AND NUMBER OF DWELLING UNITS**

NA (No existing/proposed residential)

**CALCULATIONS OF COMMON AREA AND PRIVATE OPEN SPACE**

NA (No existing/proposed residential)

**CALCULATIONS OF PERMEABLE SURFACE/LANDSCAPE AREAS**

NA (Unchanged)

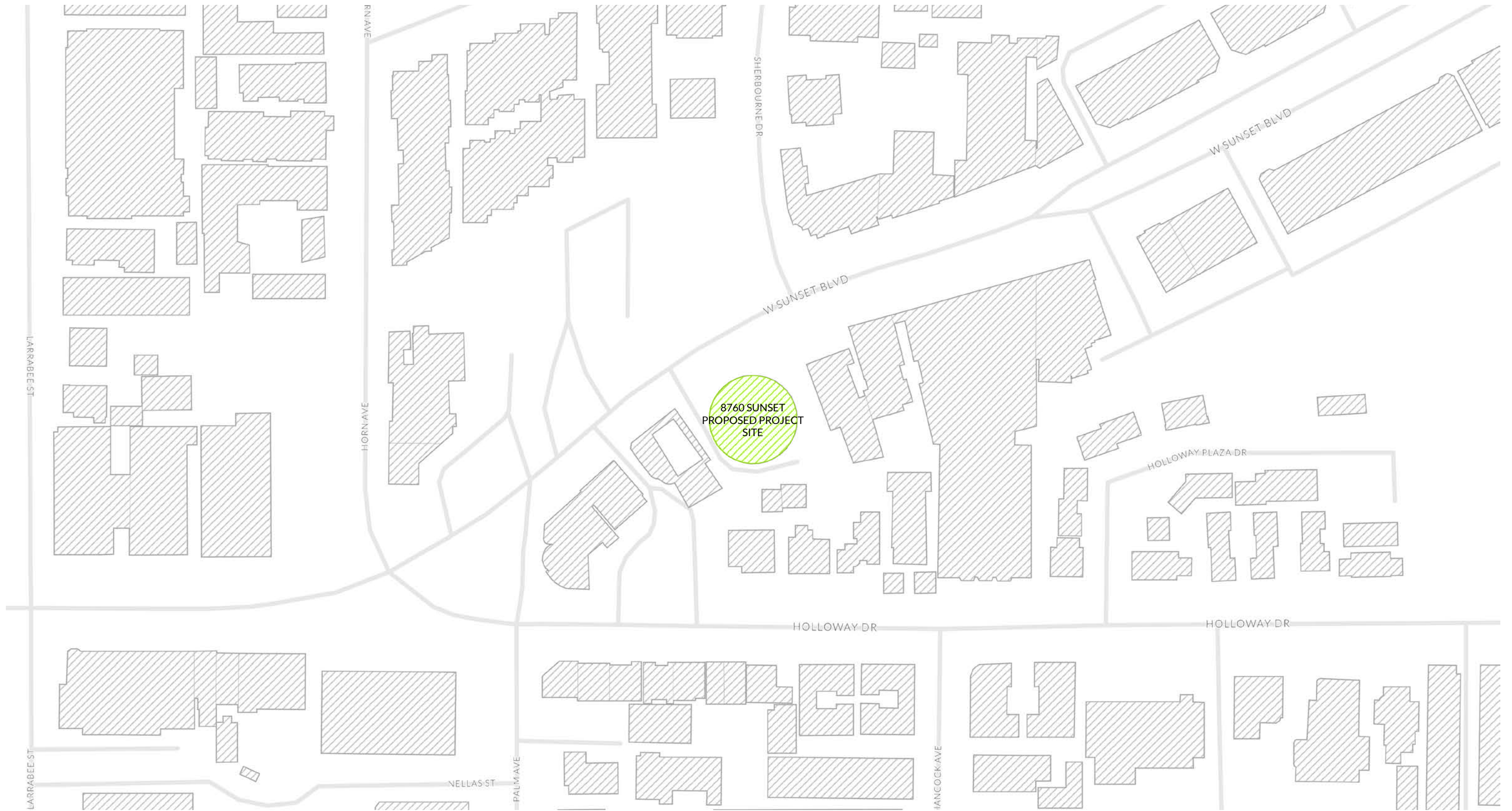
**SUBJECT PROPERTY ZONING DESIGNATION AND CALCULATIONS FOR DENSITY, FLOOR AREA (FAR)**

ZONING	Sunset Specific Plan (Unchanged)
AREA	9,504 GSF (Unchanged)
FAR	0.70 (Unchanged)

**PARKING REQUIREMENTS**

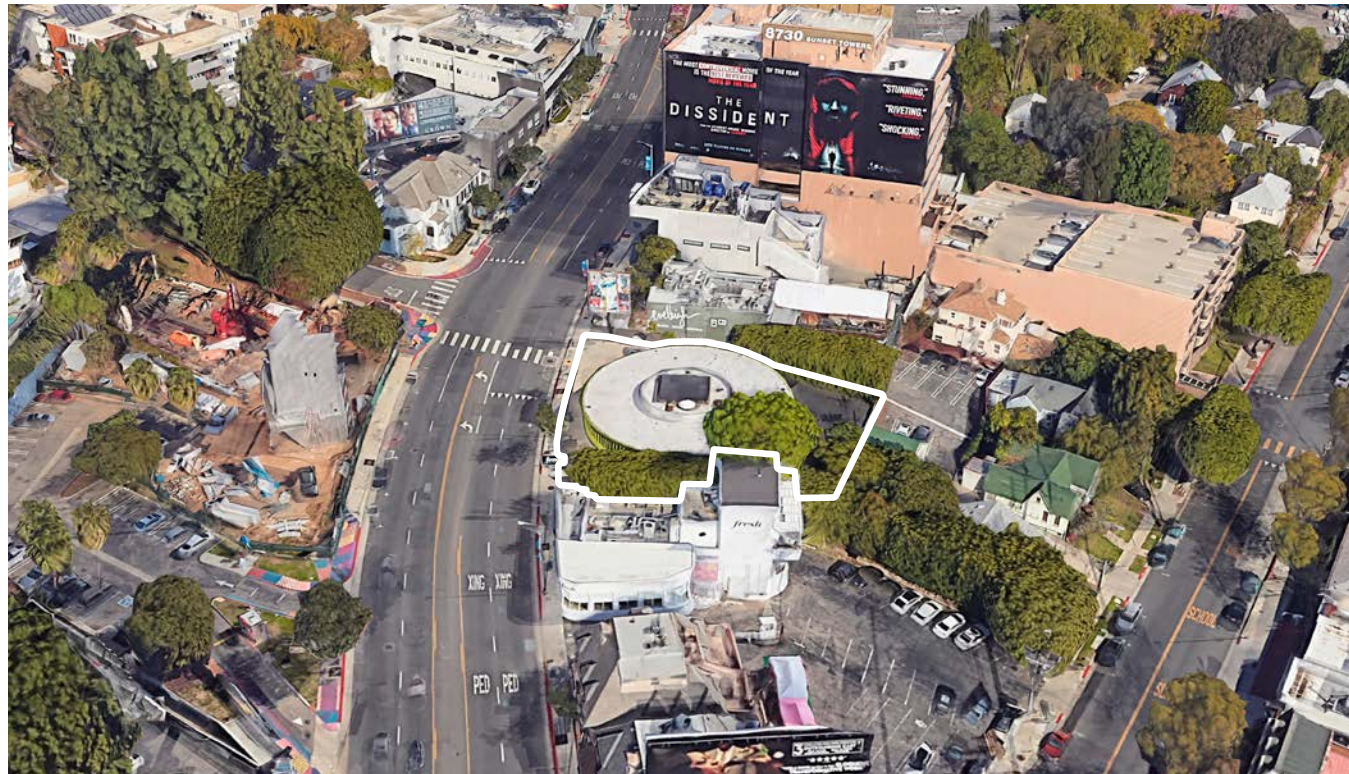
NA (Unchanged)



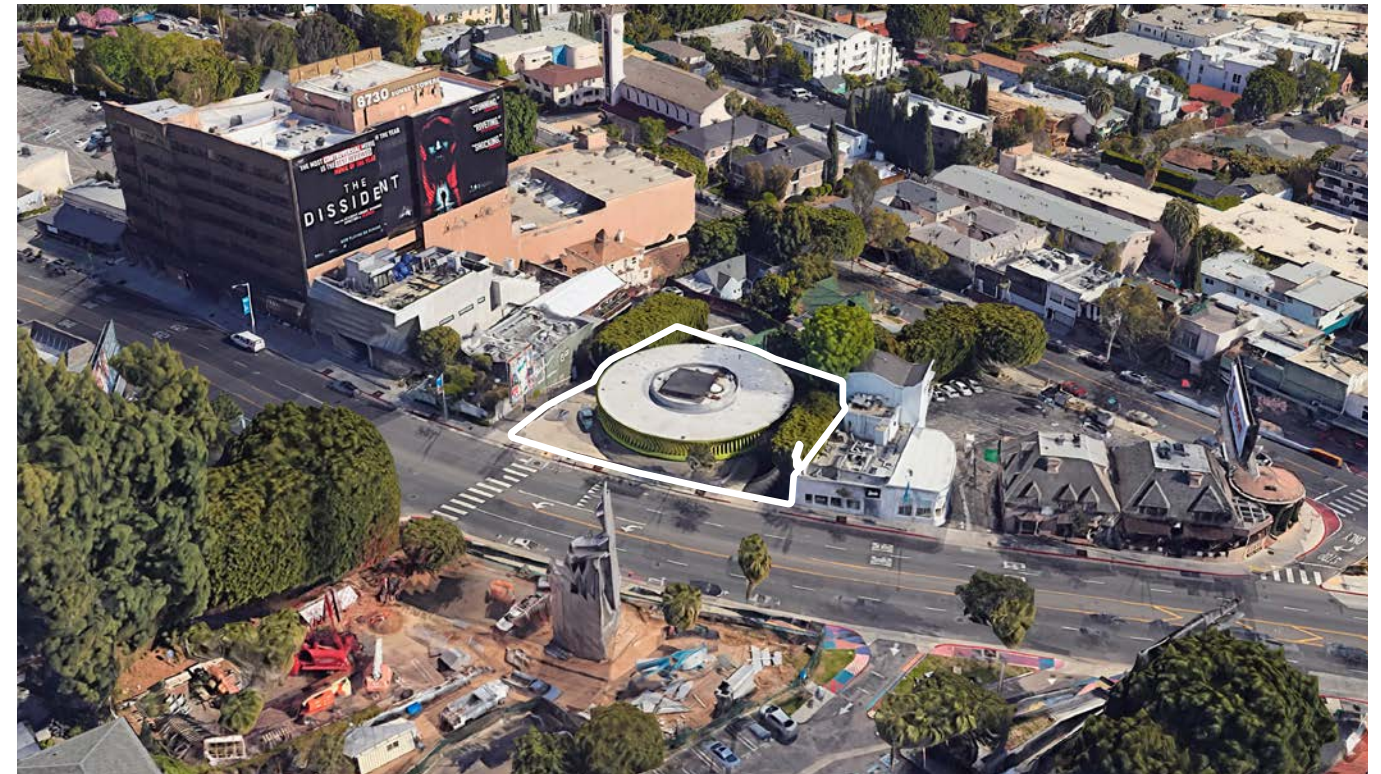


SCALE: NTS





Aerial View of Proposed Site from the Southwest



Aerial View of Proposed Site from the Northwest



Aerial View of Proposed Site from the Northeast



Aerial View of Proposed Site from the Southeast





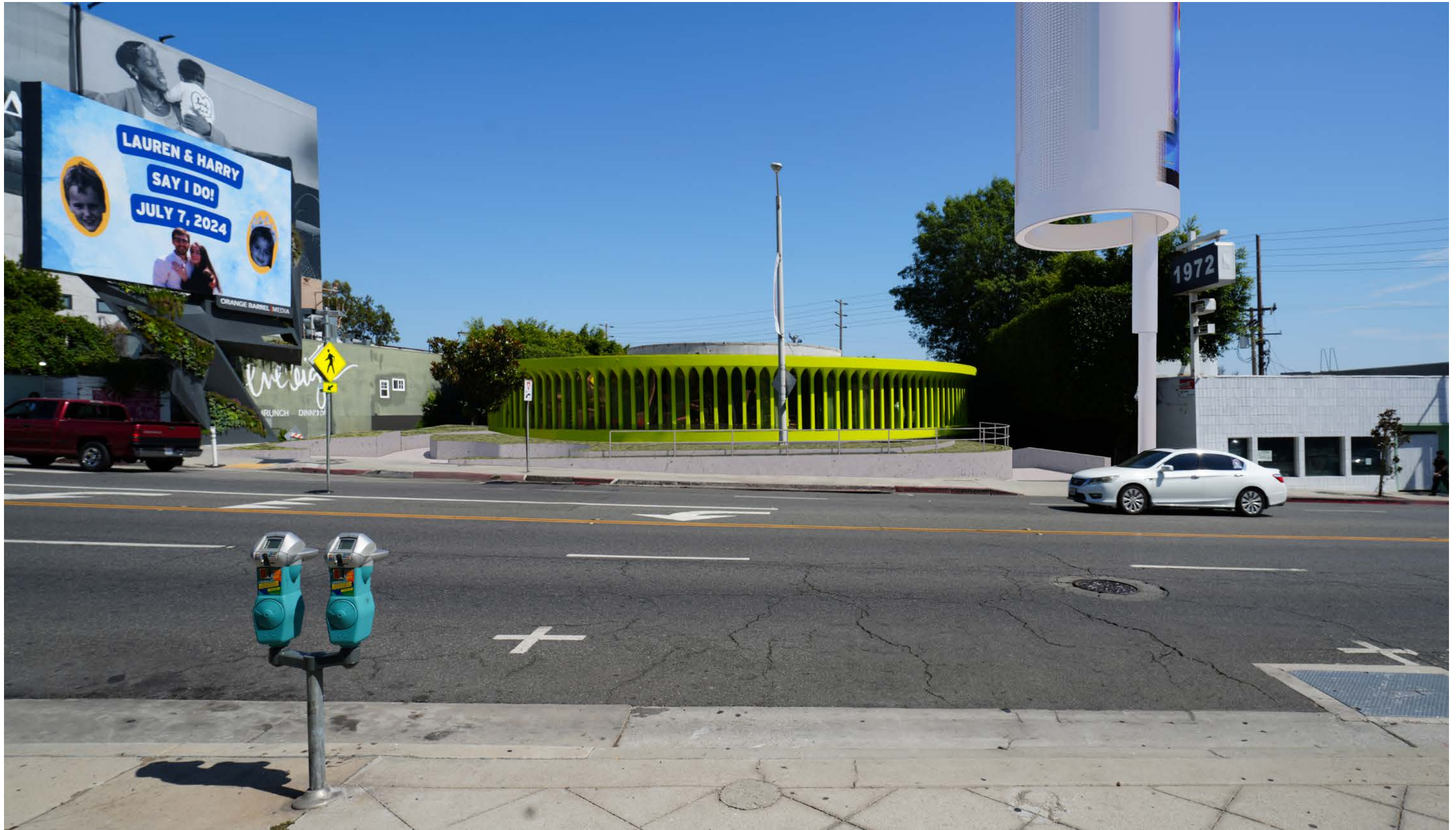
Eastbound View Looking From North Side Of Sunset Boulevard





Eastbound View Looking From West Side Of Intersection At Holloway Drive (Enlarged)





Eastbound View Across Sunset Boulevard Looking At Building Front Face







Eastbound Sightline Study - Vantage Point 01



Eastbound Sightline Study - Vantage Point 02



Eastbound Sightline Study - Vantage Point 03



Eastbound Sightline Study - Vantage Point 04





Eastbound Sightline Study - Vantage Point 01



Eastbound Sightline Study - Vantage Point 02

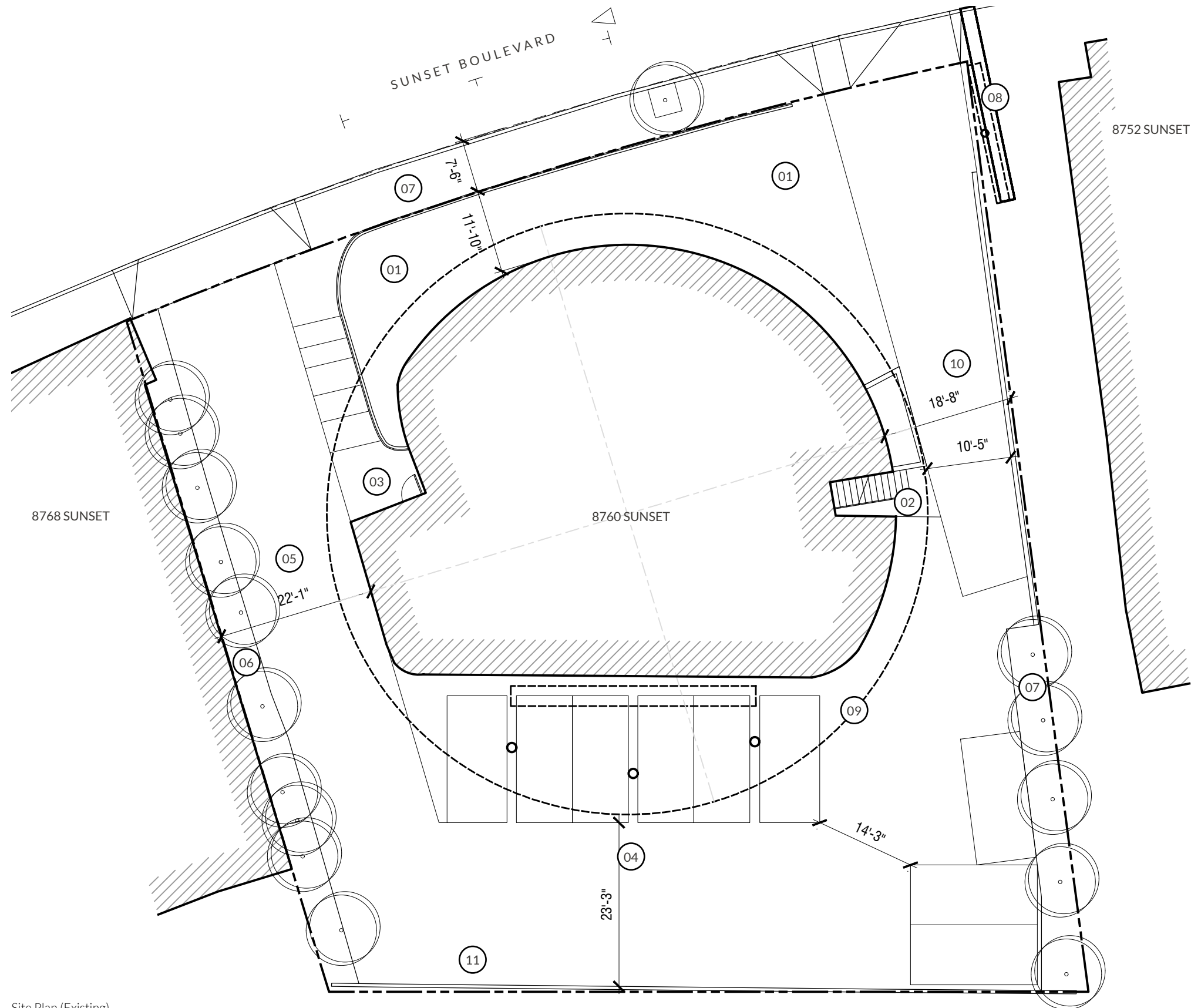


Eastbound Sightline Study - Vantage Point 03



Eastbound Sightline Study - Vantage Point 04



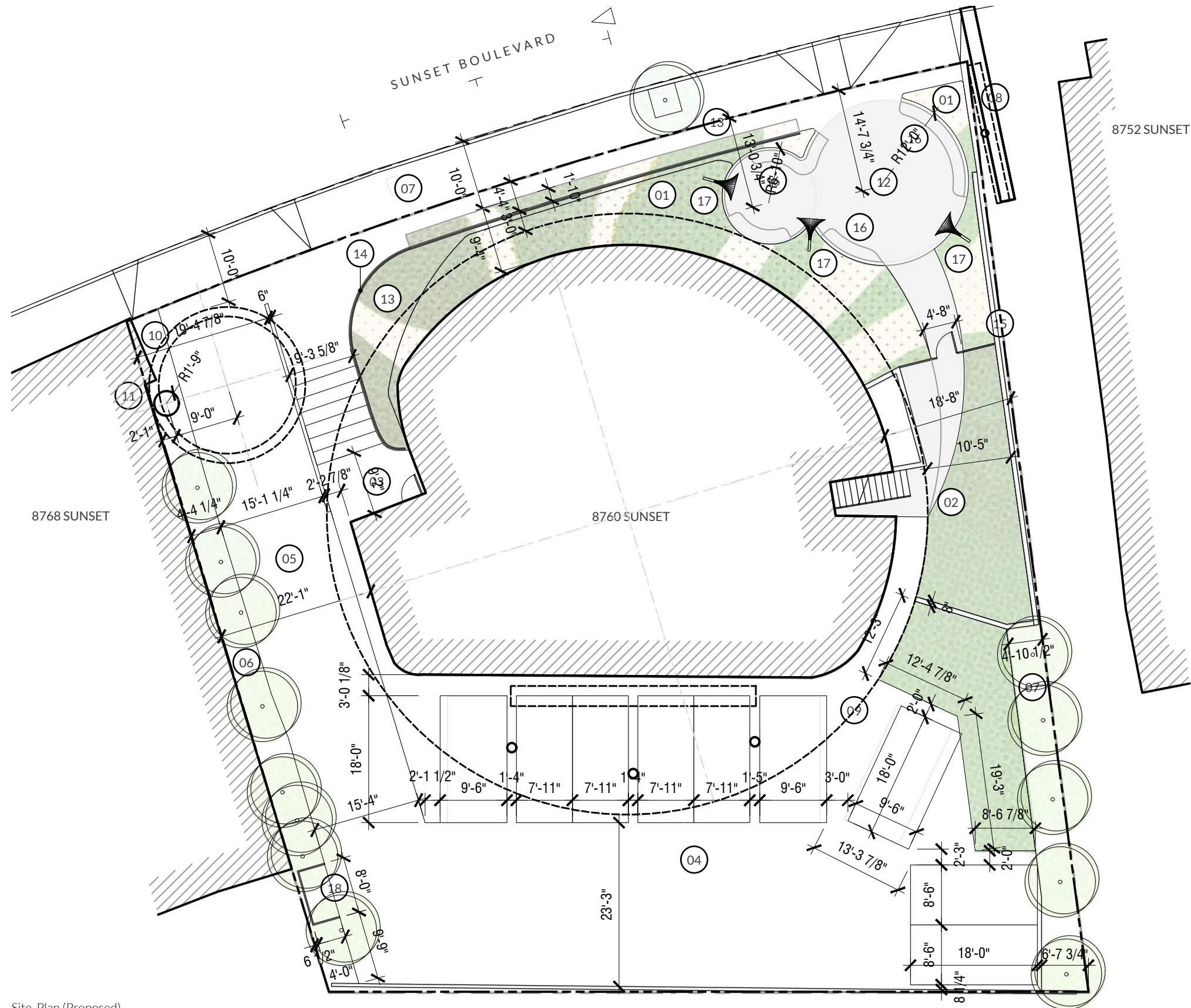


- 01 EXISTING RAISED PAVED PLAZA AREA  
\*The existing paved plaza and handrail on-site are part of later forecourt improvements and is neither historic nor character-defining.
- 02 EXISTING BUILDING EXIT
- 03 EXISTING BUILDING MAIN ENTRANCE
- 04 EXISTING PARKING AREA
- 05 EXISTING MAIN VEHICULAR DRIVE (ENTRY & EXIT)
- 06 EXISTING LANDSCAPING / TREES TO REMAIN
- 07 EXISTING SIDEWALK
- 08 EXISTING / PROPOSED 8752 SUNSET BILLBOARD
- 09 LINE OF BUILDING ABOVE, TYP.
- 10 EXISTING FIRE LANE
- 11 EXISTING TRASH BINS

Site Plan (Existing)

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



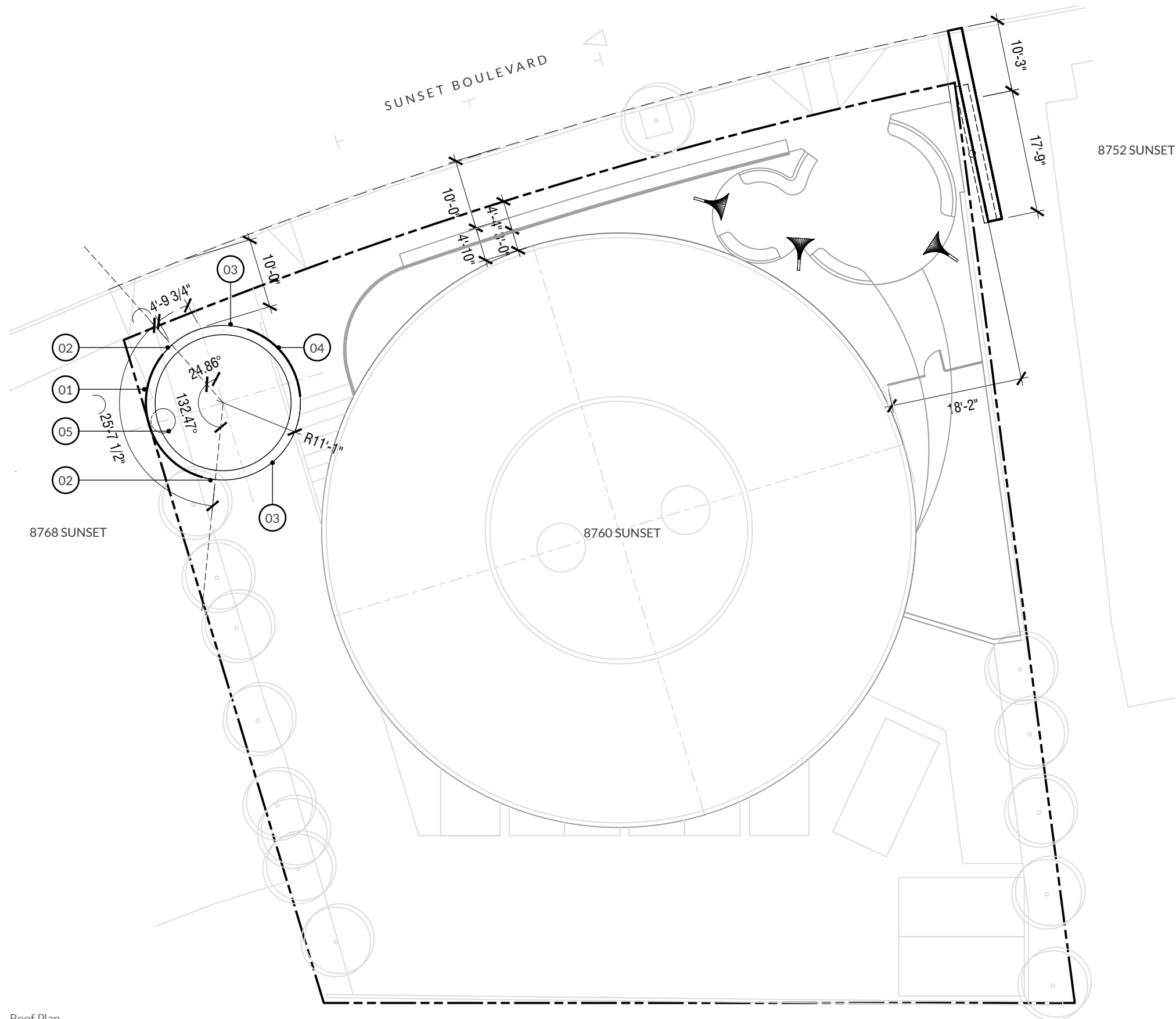


- 01 NEW RAISED POURED CONCRETE LANDSCAPE PLANTER ALONG SIDEWALK
- 02 EXISTING BUILDING EXIT
- 03 EXISTING BUILDING MAIN ENTRANCE
- 04 EXISTING PARKING AREA
- 05 EXISTING MAIN VEHICULAR DRIVE (ENTRY & EXIT)
- 06 EXISTING LANDSCAPING / TREES TO REMAIN
- 07 EXISTING SIDEWALK
- 08 EXISTING / PROPOSED 8752 SUNSET BILLBOARD
- 09 LINE OF BUILDING ABOVE, TYP.
- 10 LINE OF PROPOSED BILLBOARD ABOVE, TYP.
- 11 PROPOSED NEW BILLBOARD STEEL COLUMN WITH TNEPEC PAINT COATING SYSTEM, FINISH METALIC SEMI-GLOSS. COLOR PLATINUM
- 12 NARROW MODULAR PAVERS BY STEPSTONE, 3" x 9" STACKED BOND. 4" THICK HARDROCK CONCRETE, TYPE III CEMENT. COLOR GRAY & BEIGE. SANDBLAST FINISH.
- 13 RECONSTRUCTED ORIGINAL BUILDING'S PLANTER: RAISED POURED CONCRETE LANDSCAPE PLANTER
- 14 RECONSTRUCTED DECORATIVE HANDRAIL  
\*Refers to the original building's handrail (not the current existing one, which is neither historic nor character-defining.)
- 15 MICRO-PERFORATED STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING WITH FEATURED DECORATIVE PATTERN
- 16 NEW CURVED TIMBER BENCH SEAT ALONG RAISED POURED CONCRETE LANDSCAPE PLANTER
- 17 HIGH-GLOSS FINISH POLYCARBONATE PHONOFLOWERS
- 18 PROPOSED TRASH PICK-UP ENCLOSURE (OUTSIDE OF DRIVEWAY)

Site Plan (Proposed)

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





- 01 FULL MOTION ANIMATED LED BILLBOARD (25'-9"W X 39'H APPROX. 1,000 SF)
- 02 MICRO-PERFORATED STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING
- 03 STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING
- 04 MICRO-PERFORATED STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING WITH FEATURED DECORATIVE PATTERN
- 05 PROPOSED NEW BILLBOARD STEEL POLE STRUCTURE

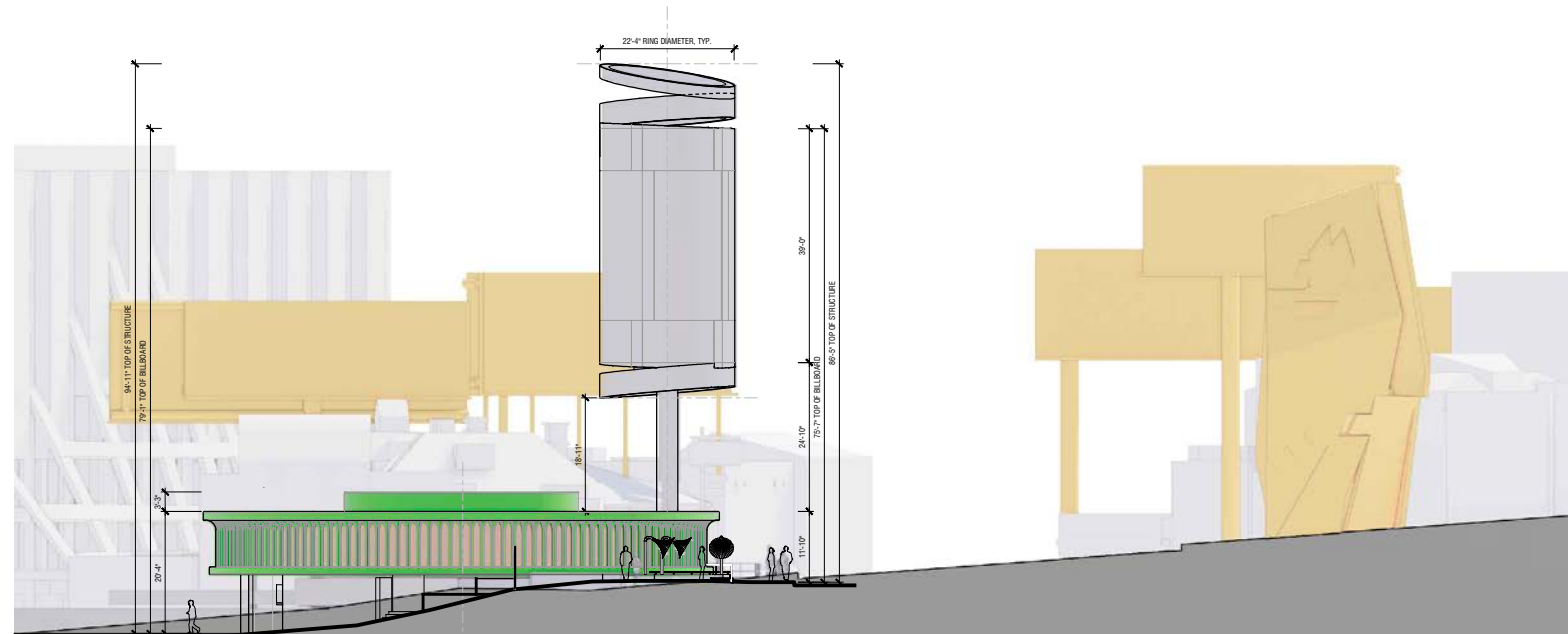
Roof Plan

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





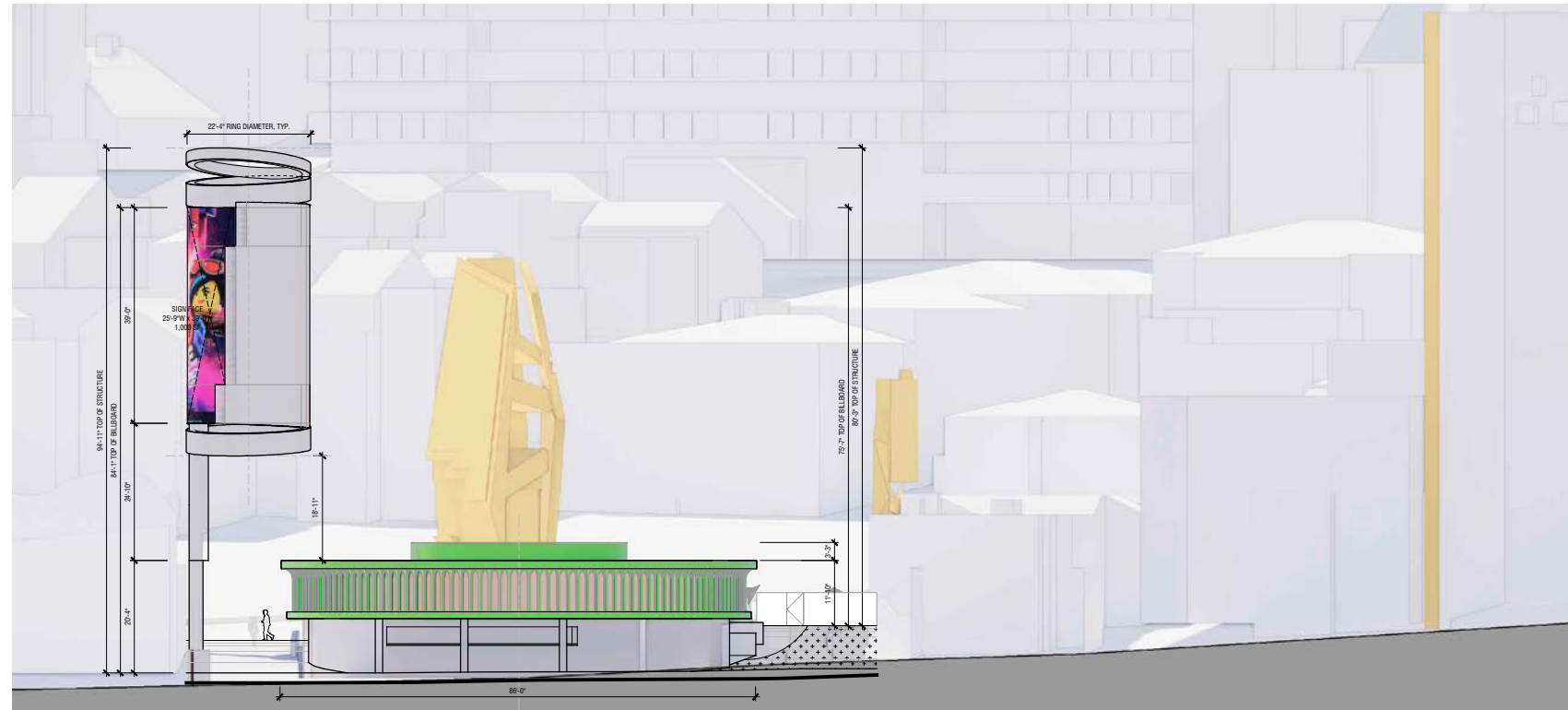
Elevation North - With Site Context



Elevation East - With Site Context

SCALE: 1/32"=1'-0"





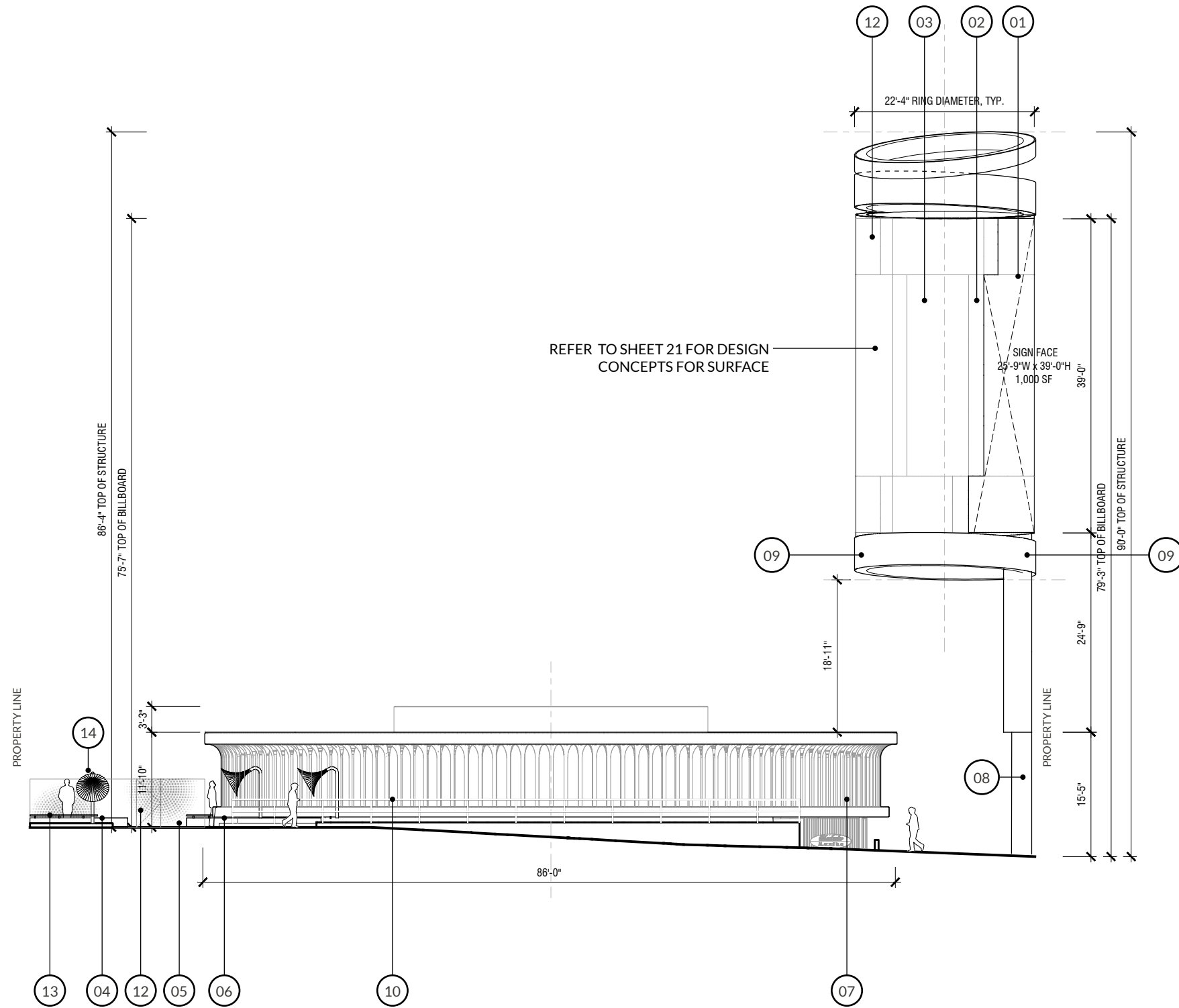
Elevation South - With Site Context



Elevation West - With Site Context

SCALE: 1/32"=1'-0"





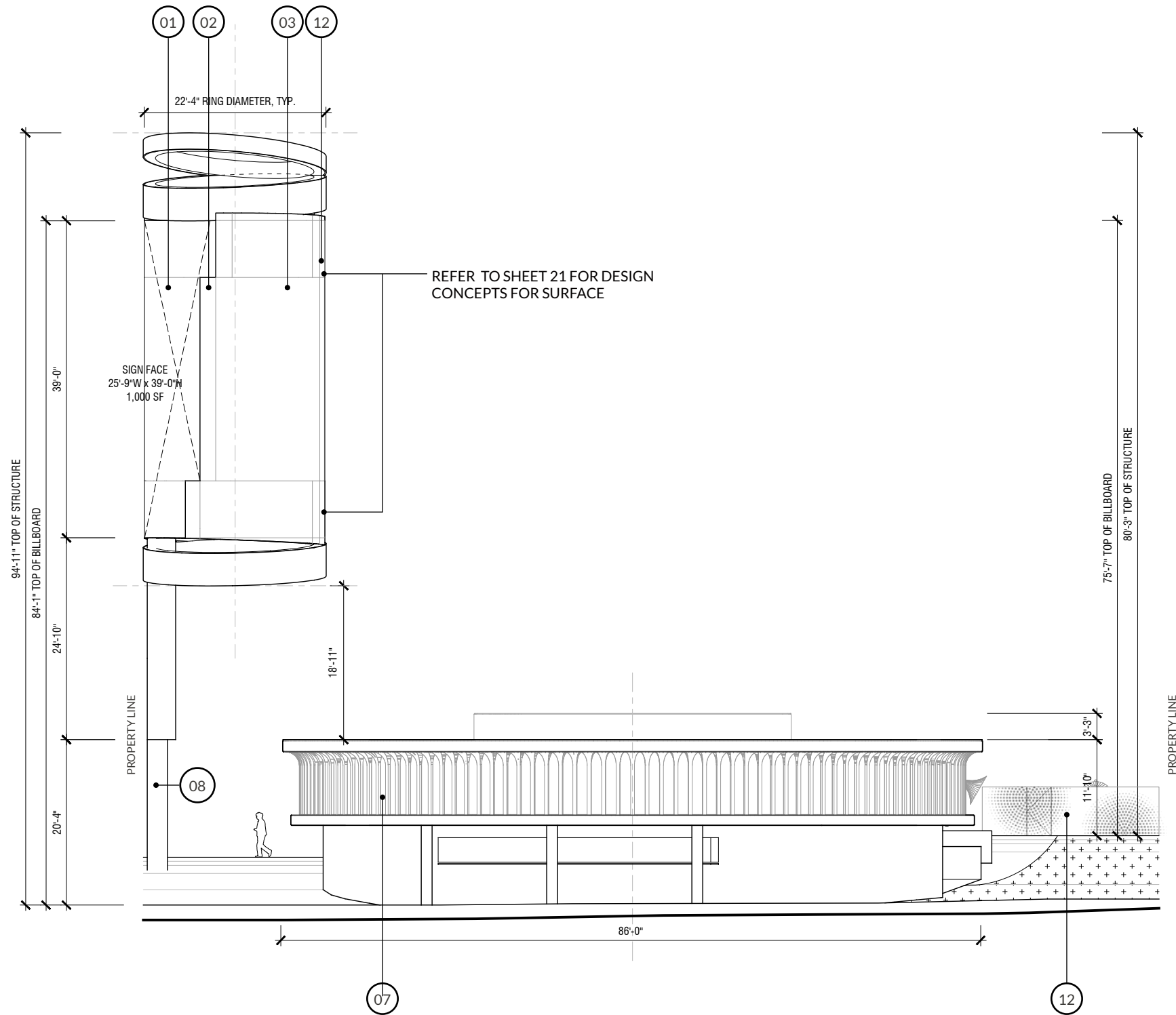
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- 04 NARROW MODULAR PAVERS BY STEPSTONE, 3" x 9" STACKED BOND. 4" THICK HARDROCK CONCRETE, TYPE III CEMENT. COLOR GRAY & BEIGE. SANDBLAST FINISH.
- 05 NOT USED
- 06 NEW RAISED POURED CONCRETE LANDSCAPE PLANTER ALONG SIDEWALK
- 07 EXISTING BUILDING TO REMAIN, TYP.
- 08 PROPOSED NEW BILLBOARD STEEL COLUMN WITH TNEPEC PAINT COATING SYSTEM, FINISH METALIC SEMI-GLOSS. COLOR PLATINUM
- 09 OUTDOOR ADVERTISER MEDIA LOGO SIGN (8 SF)
- 10 RECONSTRUCTED DECORATIVE HANDRAIL  
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- 12 MICRO-PERFORATED STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING WITH FEATURED DECORATIVE PATTERN
- 13 NEW CURVED TIMBER BENCH SEAT ALONG RAISED POURED CONCRETE LANDSCAPE PLANTER
- 14 HIGH-GLOSS FINISH POLYCARBONATE PHONOFLOWERS

Sunset (North) Elevation

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





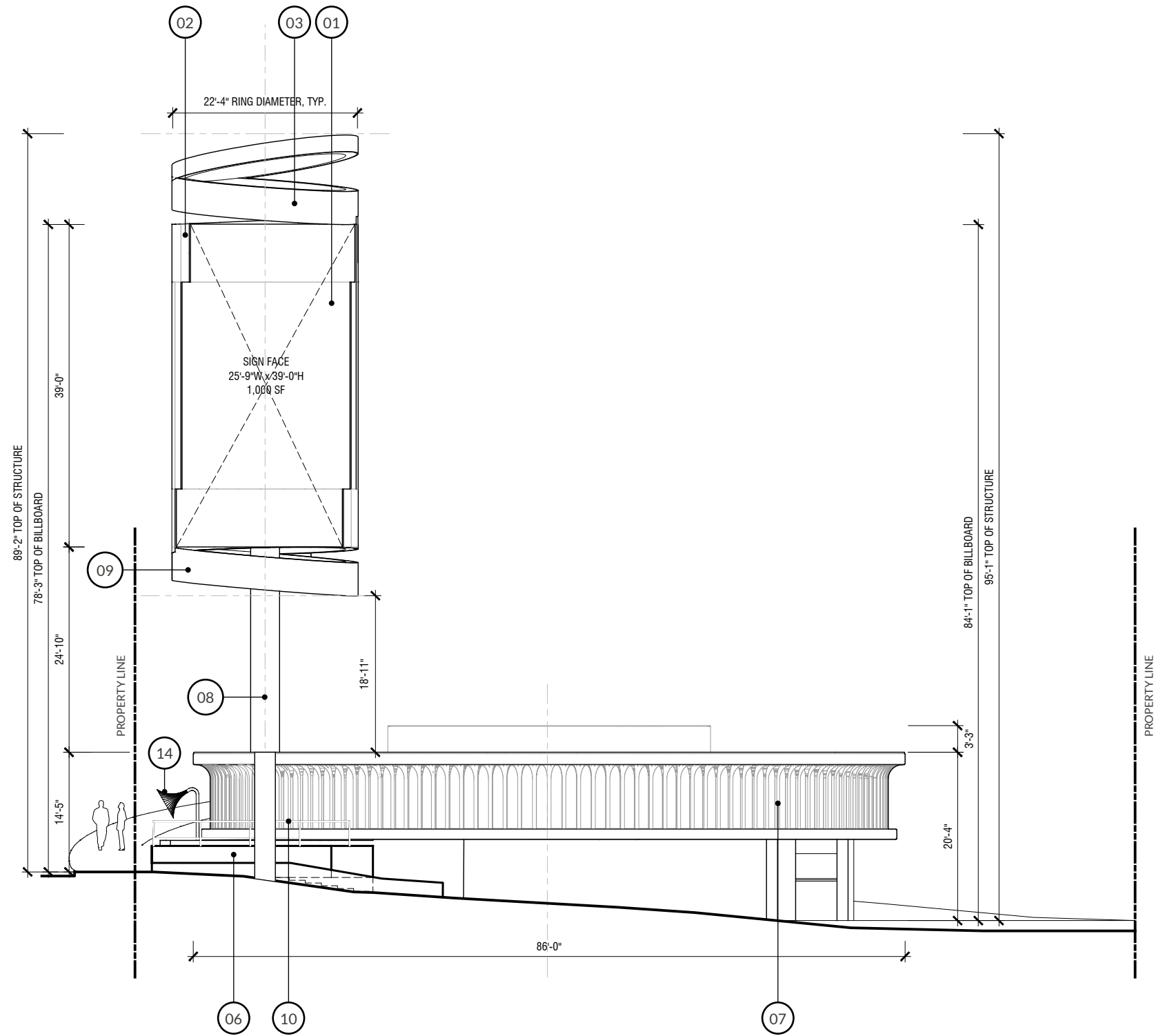


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Rear (South) Elevation

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



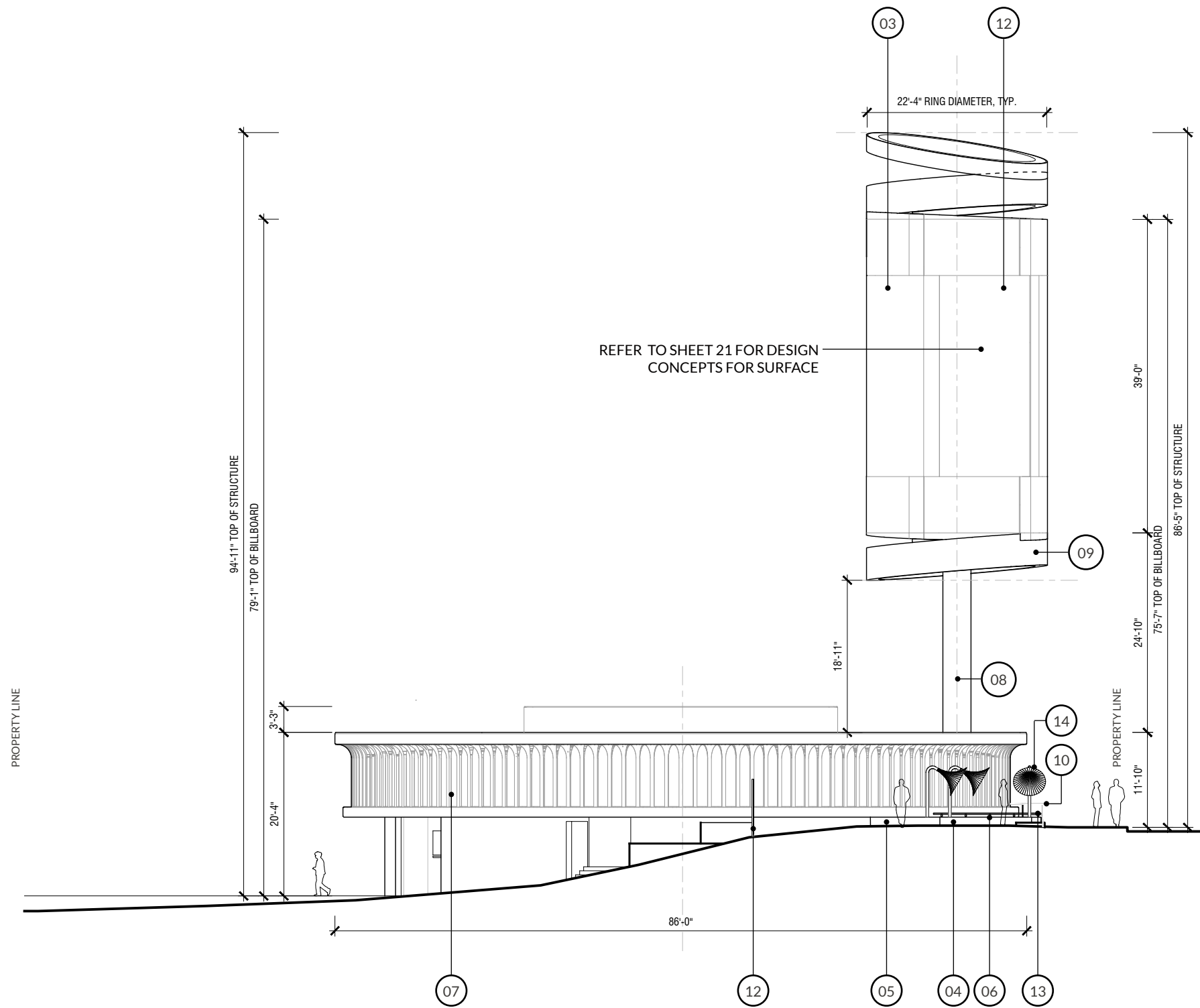


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- 05 NOT USED
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- 13 NEW CURVED TIMBER BENCH SEAT ALONG RAISED POURED CONCRETE LANDSCAPE PLANTER
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West Elevation

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



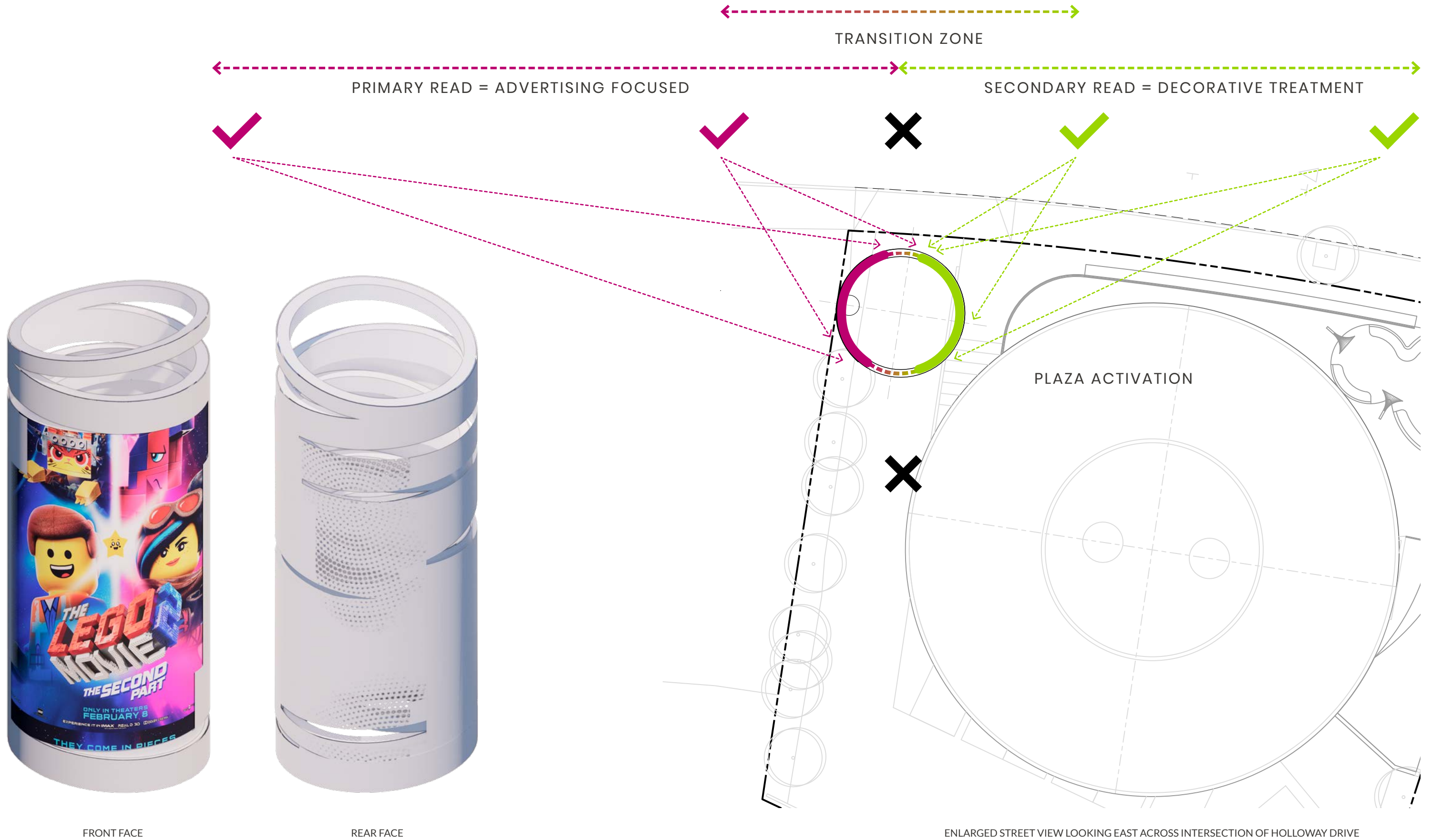


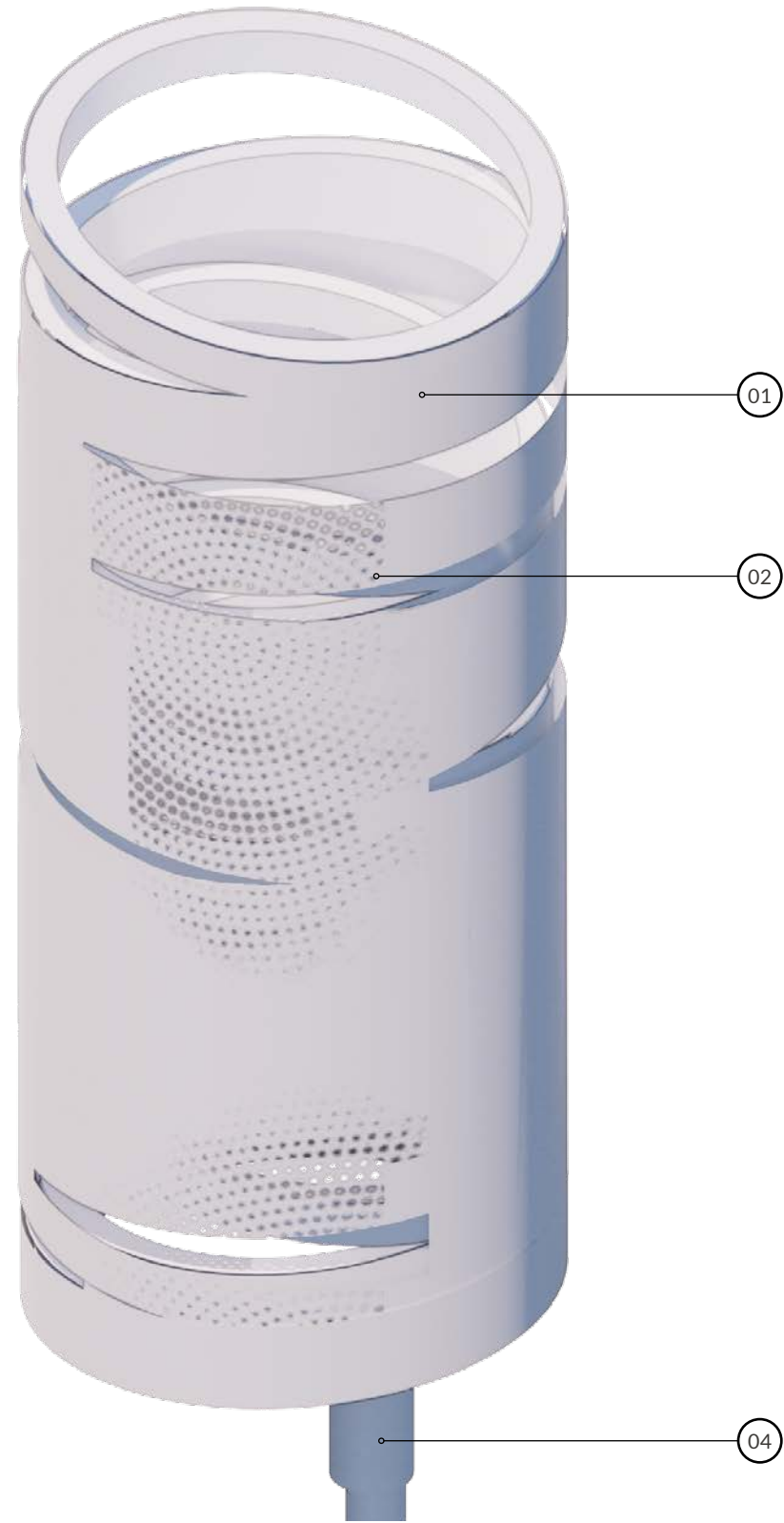
- 01 FULL MOTION ANIMATED LED BILLBOARD (25'-9\"/>
- 02 MICRO-PERFORATED STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING
- 03 STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING
- 04 NARROW MODULAR PAVERS BY STEPSTONE, 3\"/>
- 05 NOT USED
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East Elevation

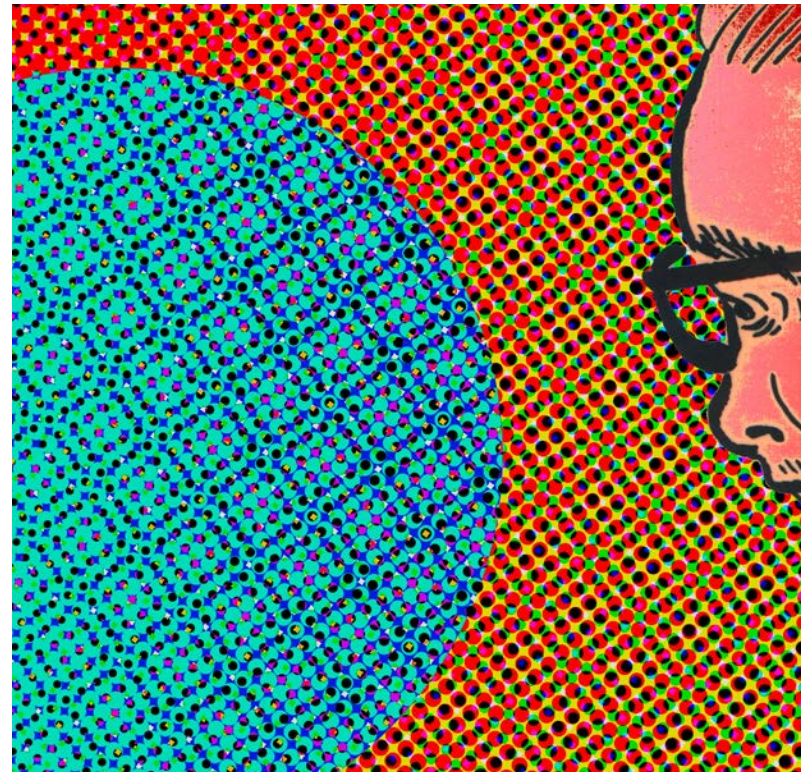
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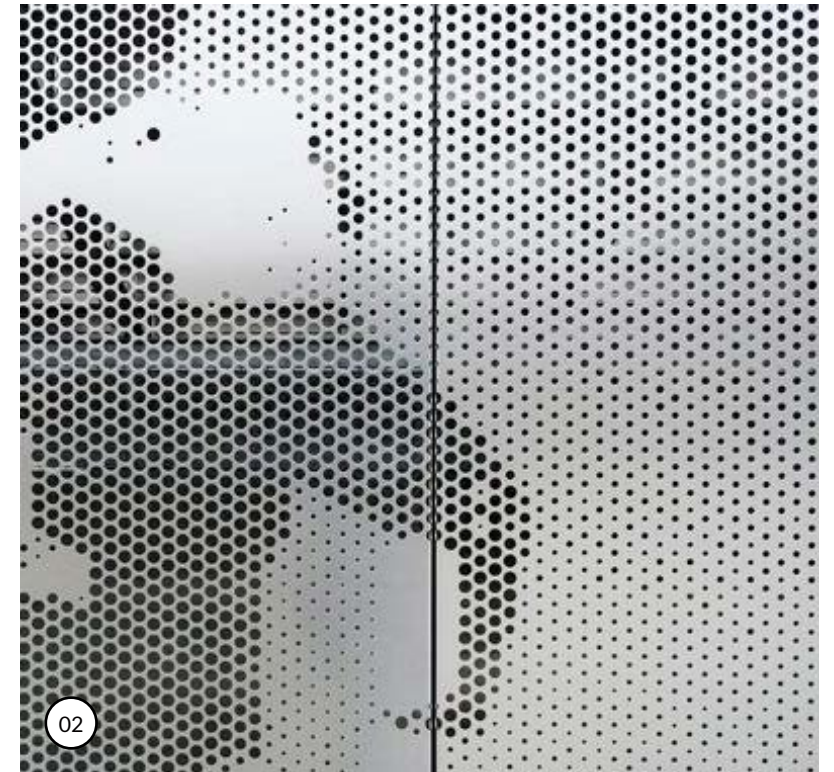




Rear Face Rendered Elevation

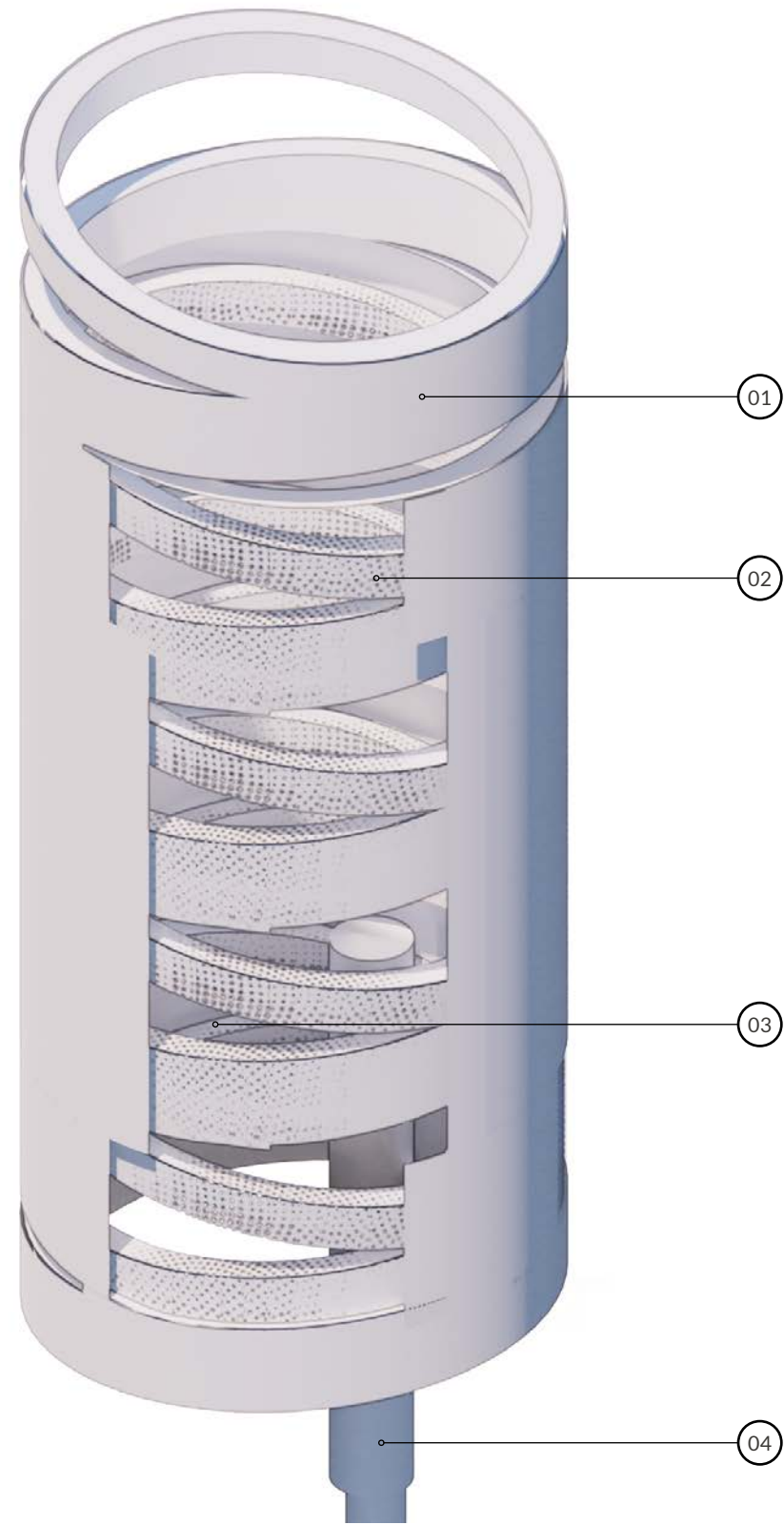


Mark Mothersbaugh, 1964 - Monument to the Conquerors of Space, 2012.  
Circular language to align with the architecture/landscape concept.  
\*Featured Decorative Pattern Concept Only

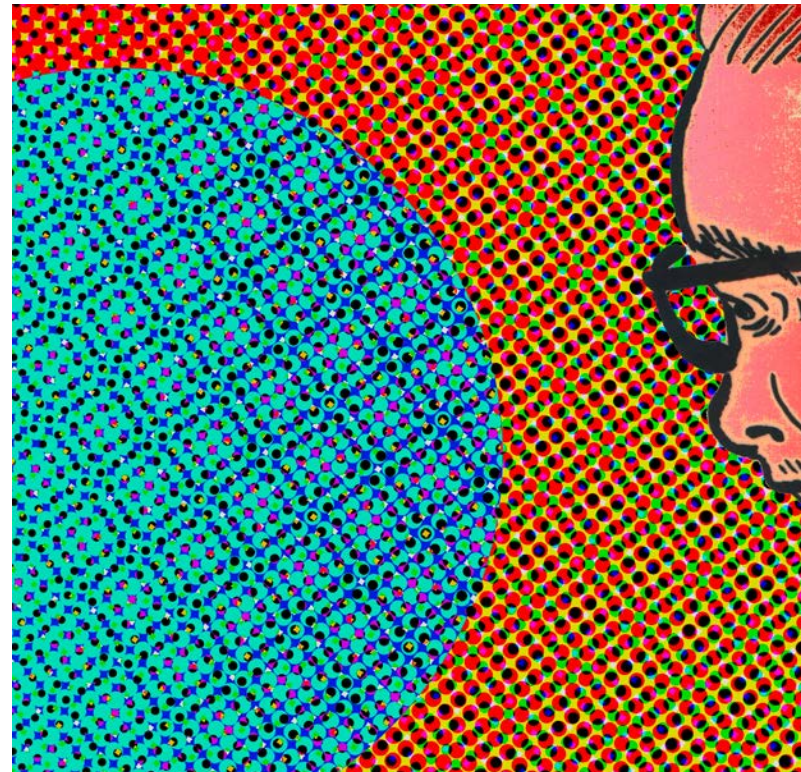


- 01 STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING
- 02 MICRO-PERFORATED STAINLESS STEEL PANEL WITH ANTI-REFLECTION COATING WITH FEATURED DECORATIVE PATTERN
- 03 REAR CATWALK MICRO-PERFORATED METAL PANEL WITH STEEL TUBE FRAMING. WITH TNEMEC PAINT COATING SYSTEM, FINISH METALLIC SEMI-GLOSS. COLOR PLATINUM
- 04 PROPOSED NEW BILLBOARD STEEL COLUMN WITH TNEMEC PAINT COATING SYSTEM, FINISH METALLIC SEMI-GLOSS. COLOR PLATINUM

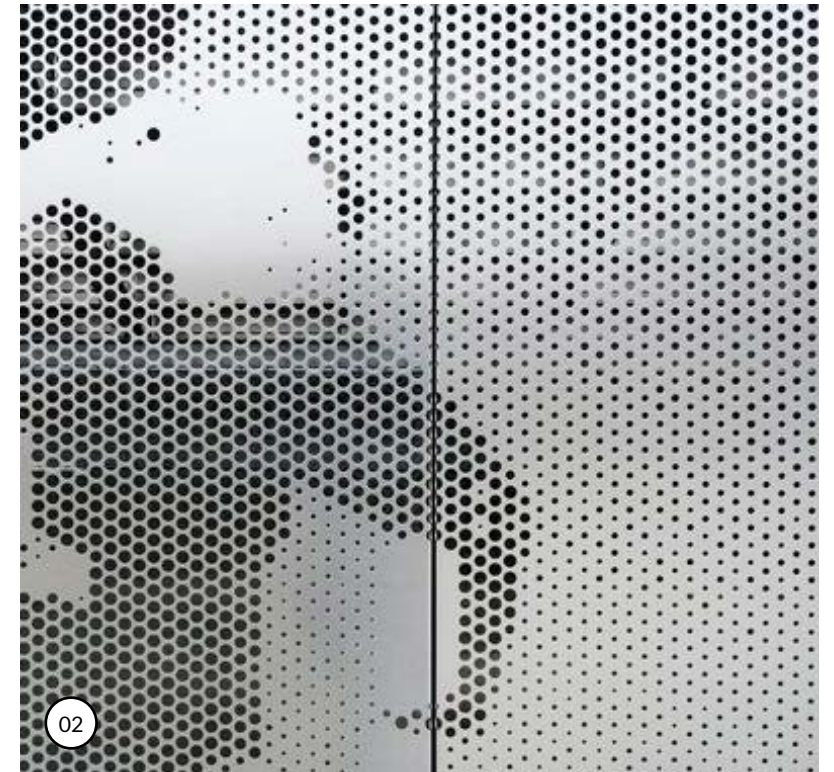




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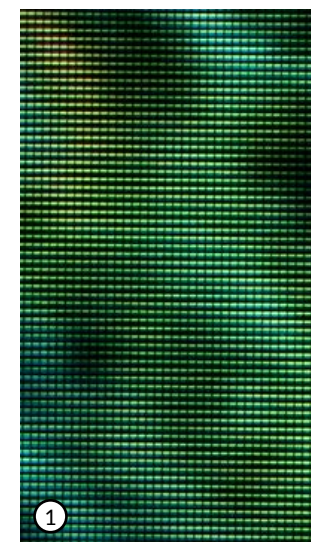
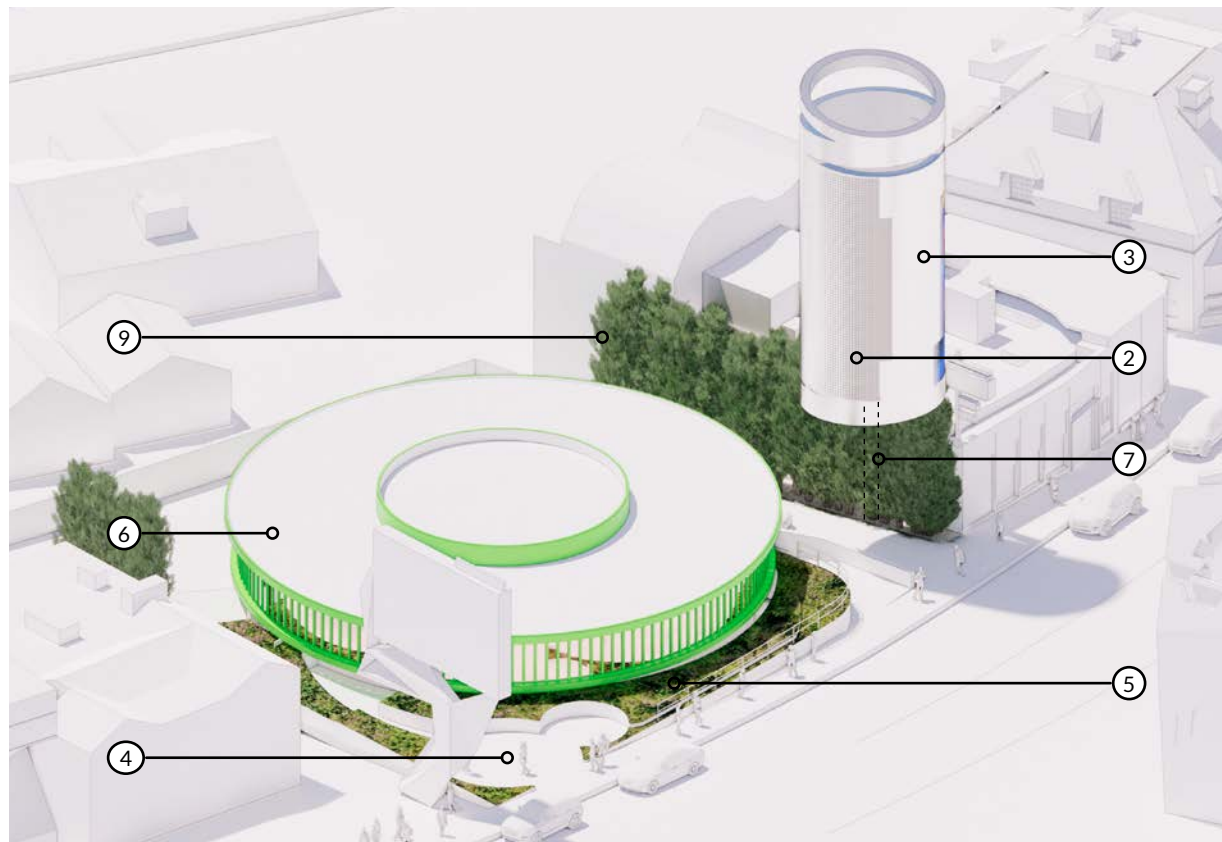




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Rear View of Billboard Looking Up





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- 05 NEW RAISED Poured CONCRETE LANDSCAPE PLANTER ALONG SIDEWALK
- 06 EXISTING BUILDING TO REMAIN, TYP.
- 07 PROPOSED NEW BILLBOARD STEEL COLUMN WITH TNEPEC PAINT COATING SYSTEM, FINISH METALIC SEMI-GLOSS. COLOR PLATINUM
- 08 OUTDOOR ADVERTISER MEDIA LOGO SIGN (8 SF)
- 09 EXISTING LANDSCAPING / TREES TO REMAIN





WHAT'S NOT WORKING?



07 02 03 01 04 05 06



09 06 04 05 08 08

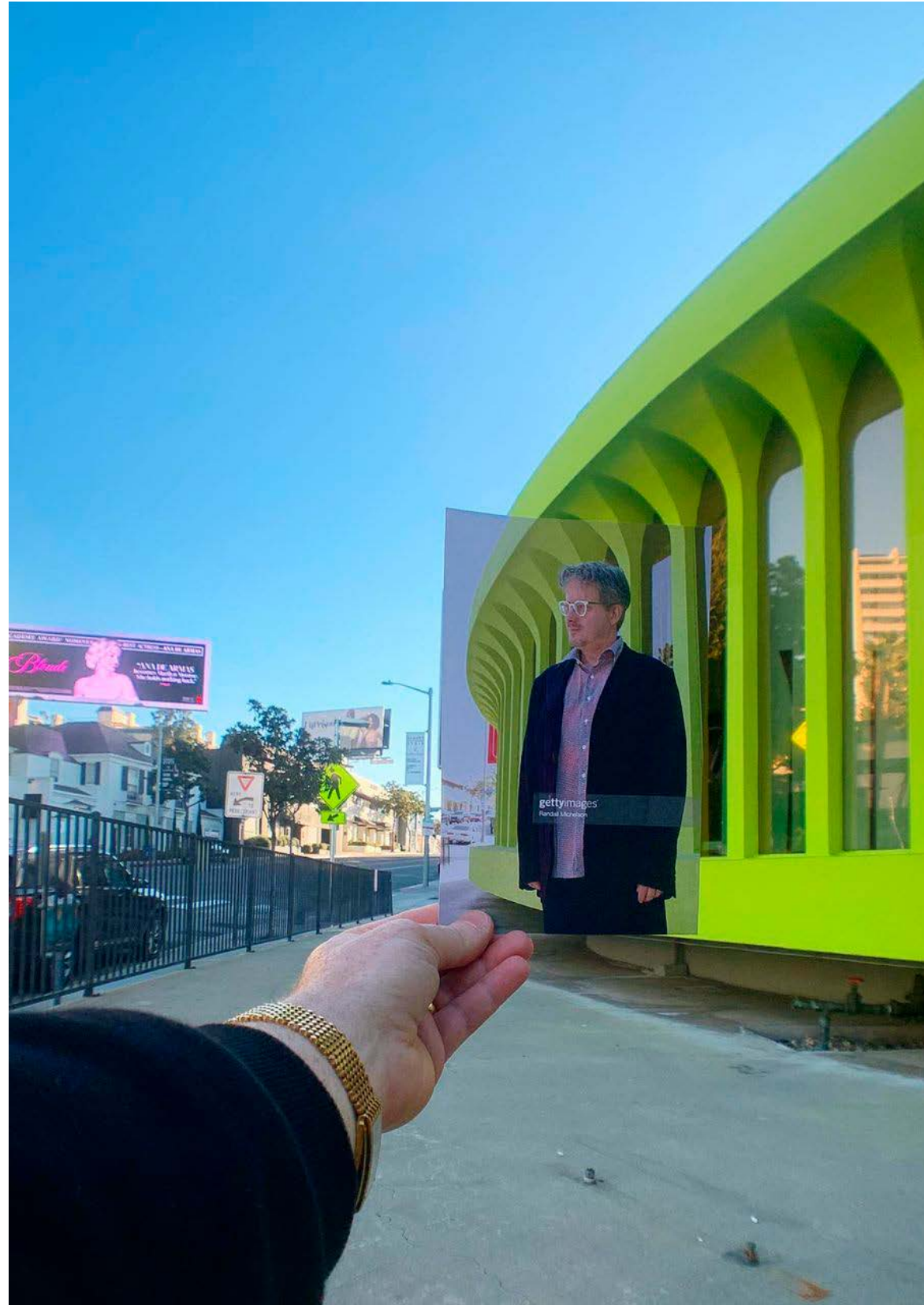
- 01 UNDERUTILIZED, NON-PERMEABLE PAVED AREA
- 02 TENANT PRIVACY/SAFETY CONCERNS
- 03 ROOFTOP PENTHOUSE IN DISREPAIR
- 04 FENCING CUTS OFF STREET/SIDEWALK
- 05 UNDERUTILIZED RAISED "NO MAN'S LAND"
- 06 CROWDED, UNDERSIZED SIDEWALK
- 07 FUNCTIONALLY OBSOLETE ACCESS
- 08 VEHICULAR/PEDESTRIAN SEPARATION
- 09 SAFETY CONCERNS WITH THE USE OF THE EASTERN DRIVEWAY



## Mutato Muzika: Steeped in History

The Sunset Strip has always embraced the artistic and unusual. Mutato Muzika, housed in a vibrant green building that once boasted a skylight-lit operating room, exemplifies this perfectly.

Owned by none other than Mark Mothersbaugh, the frontman of the new wave band Devo, Mutato Muzika isn't just a recording studio – it's a piece of Sunset Strip history. Our proposed public realm enhancement plan builds on this legacy.



## A Symphony of Nature, Music, and Art

Inspired by Burle Marx's visionary concept of "landscape as canvas," and paying homage to the building's owner, Mark Mothersbaugh, the renowned frontman of Devo, we envision Mutato Muzika as a living artwork where nature, music, and art intertwine.

### DRAWING INSPIRATION FROM MULTIPLE CREATIVE ICONS

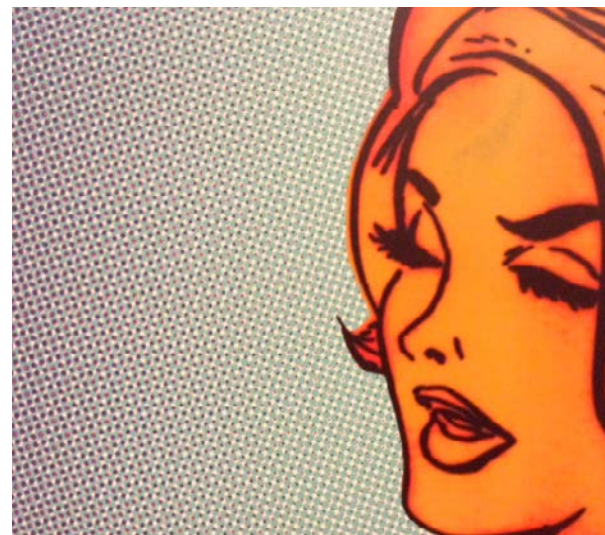
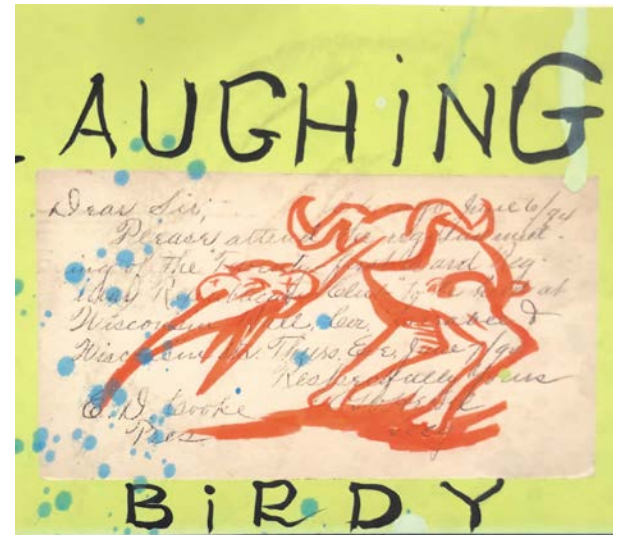


Mark Mothersbaugh, Musician, Conceptual Artist, Composer



Roberto Burle Marx, Landscape Architect, Visual Artist





## Landscape as Painting, and Site as Canvas

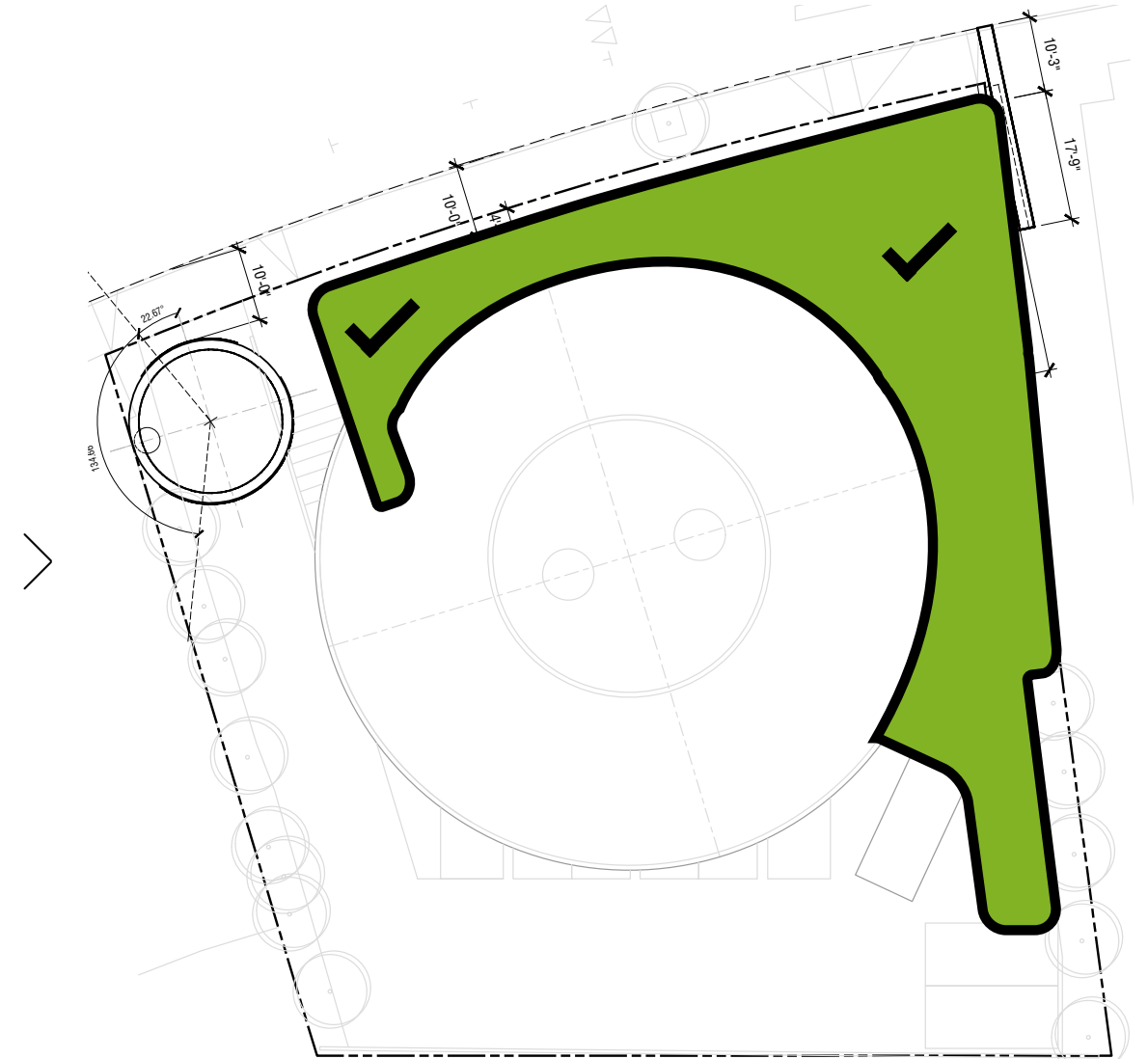
Borrowing from Burle Marx's "landscape as canvas" concept, the project envisions the Mutato Muzika site as a living artwork.

Native, colorful California flora will be meticulously arranged, inspired by the artistic techniques employed by the building owner related to vision. This transforms the space into a cohesive living painting, where the building itself becomes the centerpiece.

### VIEWING LANDSCAPE AS PAINTINGS...



### ...AND SITE AS CANVAS



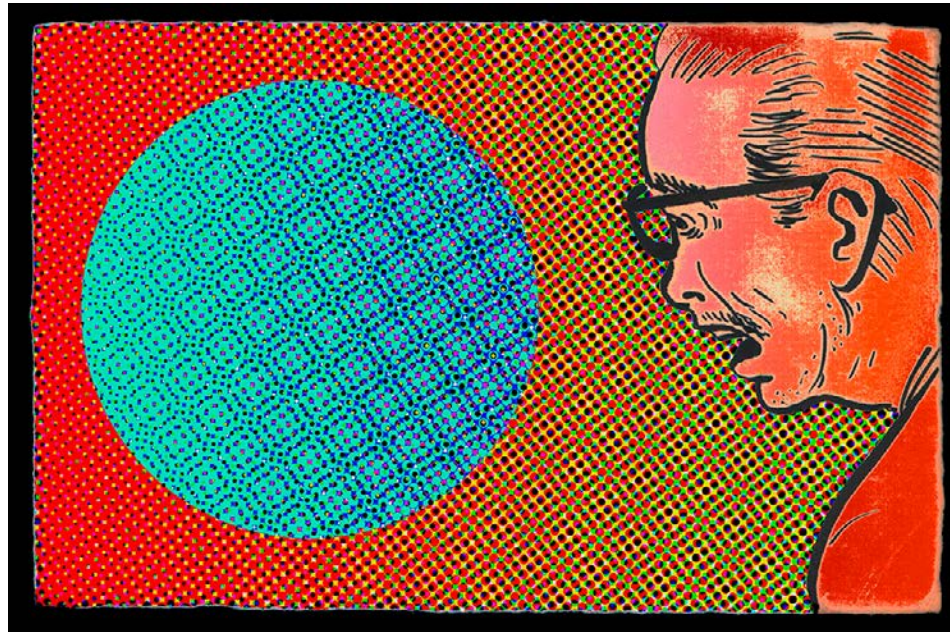
*Roberto Burle Marx, Gardens of the Ministry of Education and Public Health, Rio de Janeiro, 1938.*



### Landscape as Painting, and Site as Canvas

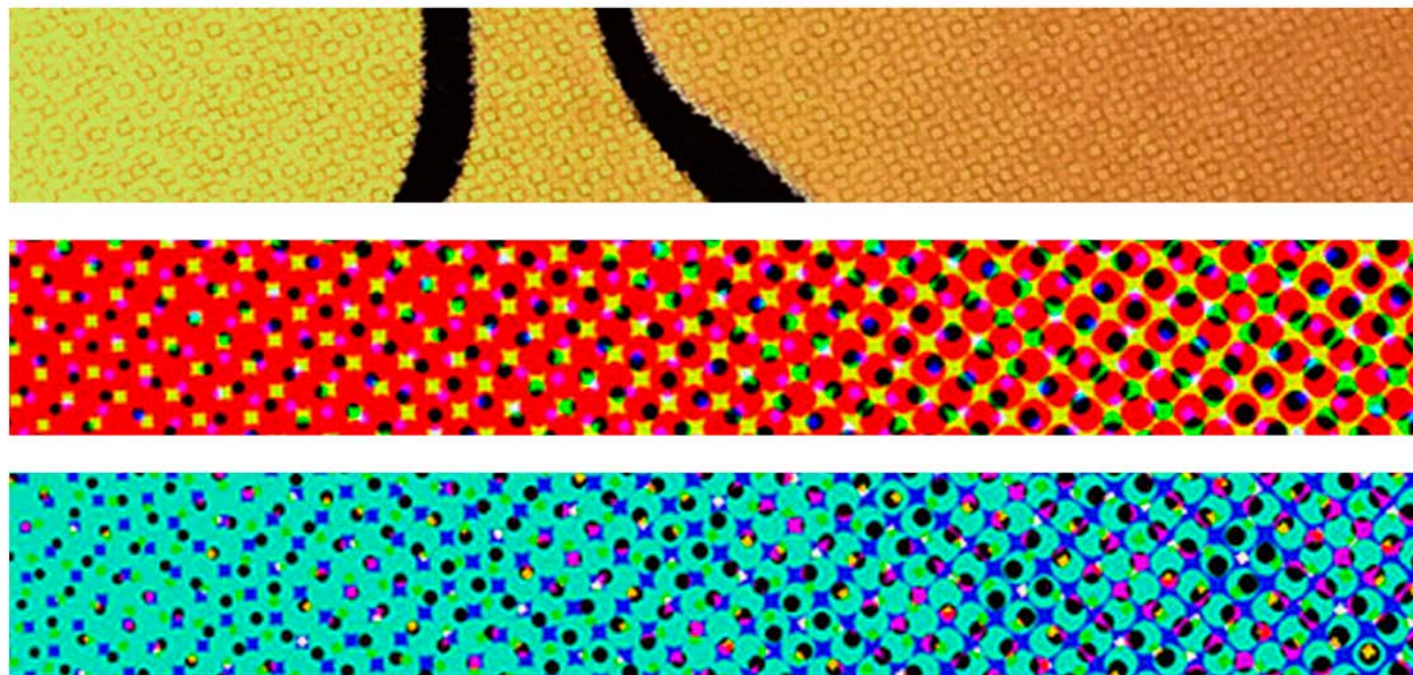
Marx, a Brazilian landscape architect, believed in using plants as artistic elements, creating vibrant, textured compositions. His philosophy aligns perfectly with Mothersbaugh's signature halftone aesthetic, a technique that utilizes contrasting dots to build imagery.

By incorporating native California plants chosen for their striking colors and textures, we can echo Mothersbaugh's iconic style in the living landscape surrounding Mutato Muzika.

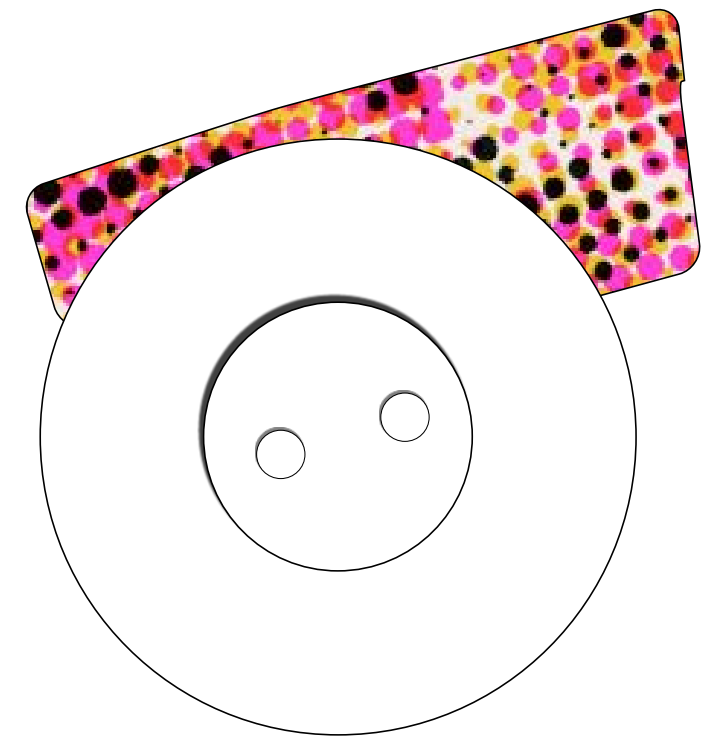


Mark Mothersbaugh, 1964 - Monument to the Conquerors of Space, 2012.

### SUPER SCALED DETAILS OF MARK MOTHERSBAUGH HALFTONE DOT ARTWORK



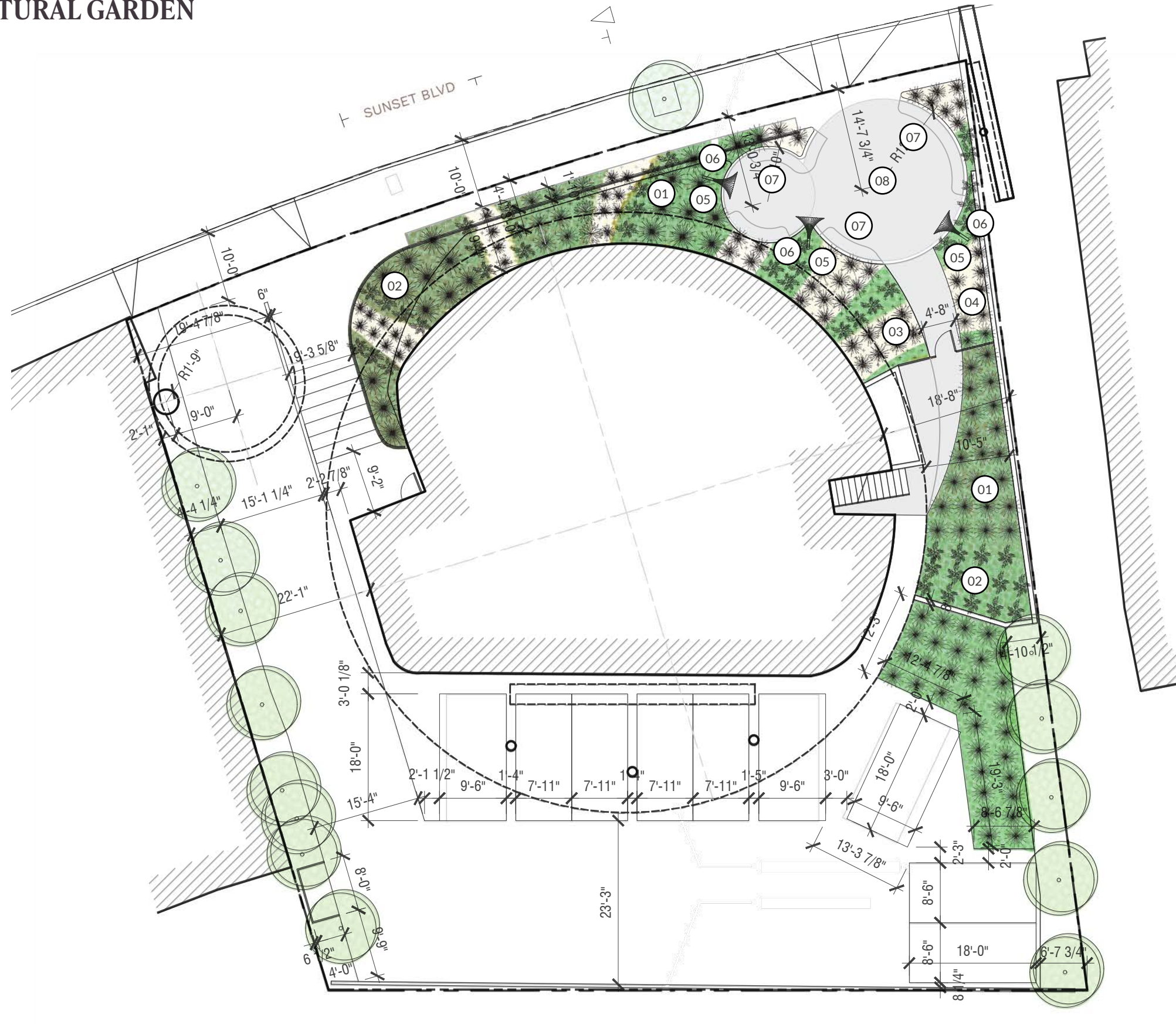
### BLANKETING THE SITE



(VISIBLE FROM SPACE!)



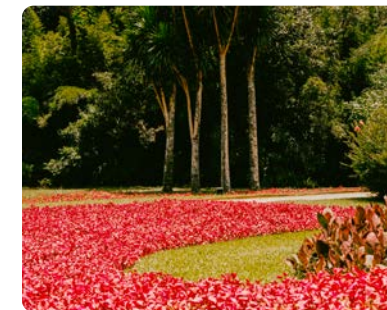
SCULPTURAL GARDEN



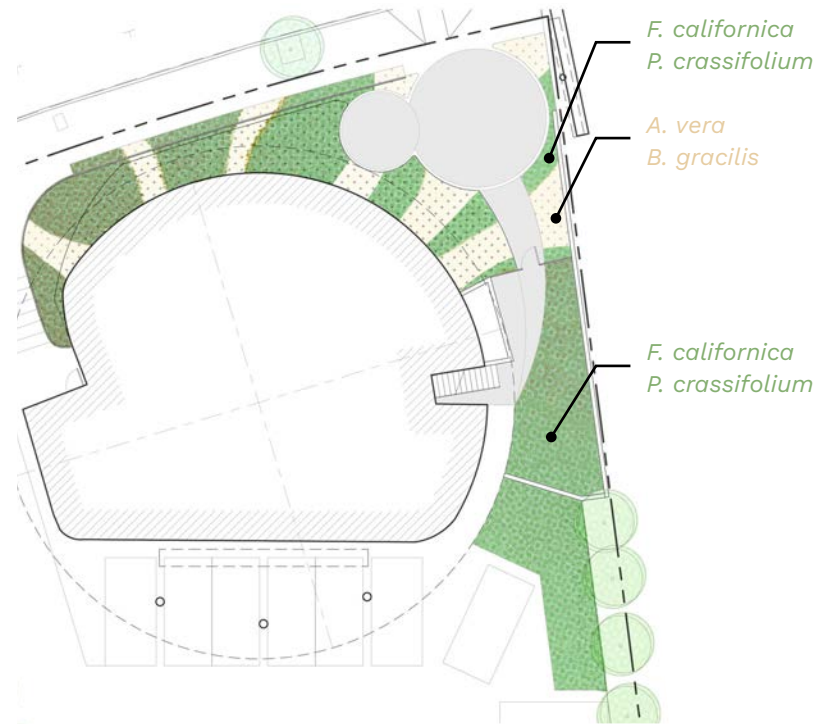
- 01 FESTUCA CALIFORNICA
- 02 PITTOSPORUM CRASSIFOLIUM
- 03 ALOE VERA
- 04 BOUTELOUA GRACILIS 'BLONDE AMBITION'
- 05 HIGH-GLOSS FINISH POLYCARBONATE PHONOFLOWERS
- 06 EMBOSED METAL PLAQUES, STAKED IN PLANTER
- 07 NEW CURVED TIMBER BENCH SEAT ALONG RAISED POURED CONCRETE LANDSCAPE PLANTER
- 08 NARROW MODULAR PAVERS BY STEPSTONE, 3" x 9" STACKED BOND. 4" THICK HARDROCK CONCRETE, TYPE III CEMENT. COLOR GRAY & BEIGE. SANDBLAST FINISH.

SCULPTURAL GARDEN

PHONOFLOWERS



# SCULPTURAL GARDEN Planting Palette



### COLOR PALETTE



### LEGEND

- Supports hummingbirds
- Supports songbirds
- Supports caterpillars
- Supports pollinators
- Supports insects
- Sensory plant, tactile
- Sensory plant, scent
- Sensory plant, sound
- Sensory plant, taste



NATIVE



*Festuca californica*  
California Fescue



*Pittosporum crassifolium*  
'Compactum'  
Compact Karo



*Aloe vera*  
Aloe Vera



NATIVE



*Bouteloua gracilis* 'Blonde Ambition'  
Blue Grama



## Blooming with Melody

Emerging from the landscape at Mutato Muzika, is a unique experience intended to engage the public realm.

Several sculptural “phonoflowers” combine the worlds of music, art, nature, making for a unique visual and sonic experience, accessible to the public.

Inspired by the iconic Victrola phonograph, these flower like sculptural forms punctuate the new landscape plaza accessible from the street. These abstracted flower-like forms, crafted to resemble the horn of a phonograph, create a whimsical outdoor experience.

### “PHONOFLOWER” CONCEPT INSPIRATION - MUSIC, ART, NATURE COMBINE



## Unveiling the Hidden Music of Plants Through Bio-Sonification

The “phonoflower” sculptures shaped like vibrant flowers house speakers, playing a base layer of calming music inspired by the electrical signals of nearby plants.

This music can be either a pre-recorded composition by Mark Mothersbaugh or a continuous looped stream generated by PlantWave technology, translating the plants’ biorhythms into real-time sound.

Visitors could also become conductors with a special app, manipulating the tones and frequencies, transforming the plaza into an interactive soundscape where the plants themselves become the orchestra.

**1** LANDSCAPE PLANT SPECIES



<p><b>NATIVE</b></p>  <p><i>Festuca californica</i> California Fescue</p>	<p><b>NATIVE</b></p>  <p><i>Pittosporum crassifolium</i> ‘Compactum’ Compact Karo</p>	<p><b>NATIVE</b></p>  <p><i>Aloe vera</i> Aloe Vera</p>	<p><b>NATIVE</b></p>  <p><i>Bouteloua gracilis</i> ‘Blonde Ambition’ Blue Grama</p>
--	--	--	--

The plant species that make up the landscape palette in front of the Mutato Musika site are used as the basis for the experience.

**2** “PLANTWAVE” SOUND CAPTURE



PlantWave uses patented sonification technology to convert the biorhythms of plants into real-time music. The result is a continuous stream of pleasing music that gives a sonic window into the secret lives of plants. – PlantWave

**3**

**OPTION A: SOOTHING SOUND BATH**

Prerecorded plant frequencies are played simultaneously to create a sonic sound bath. Each “phonoflower” emits a different frequency and sound oscillates from each flower to create a spatial sound experience that blankets the plaza.

**OPTION B: SONIC SYMPHONY**

Using prerecorded plant frequency audio, a complete musical piece or track is composed by Mutato Musika owner, Mark Mothersbaugh, or derived from PlantWave’s technology, blanketing the plaza in a calming musical arrangement emitted from the “phonoflowers.”

**OPTION C: PLAYING THE PLANTS**

By connecting their phone to an app through a virtual QR code, visitors are able to control the music and sounds coming from the phonoflowers - changing the tones and frequencies of the music - in effect, playing the plants.



## Where Flowers Sing: Phonoflowers Blend Art and Nature

“Phonoflowers,” trumpet-shaped sculptures that emit low-decibel music derived from the plants themselves, weave sound into the landscape experience.

Sensors activate these quiet sounds as visitors pass by, creating a calming soundscape. Brass QR codes beneath each phonoflower invite further exploration, allowing visitors to learn more about the site and listen to the music at their leisure.

This innovative approach connects visitors to the environment through art, music, and the natural world, echoing the Sunset Strip’s vibrant artistic spirit.

QR LINK TO LEARN & LISTEN MORE



PHYSICAL INTERFACE  
EMBOSSSED METAL PLAQUES,  
STAKED IN PLANTER FOR  
PLANT SPECIES CONTENT

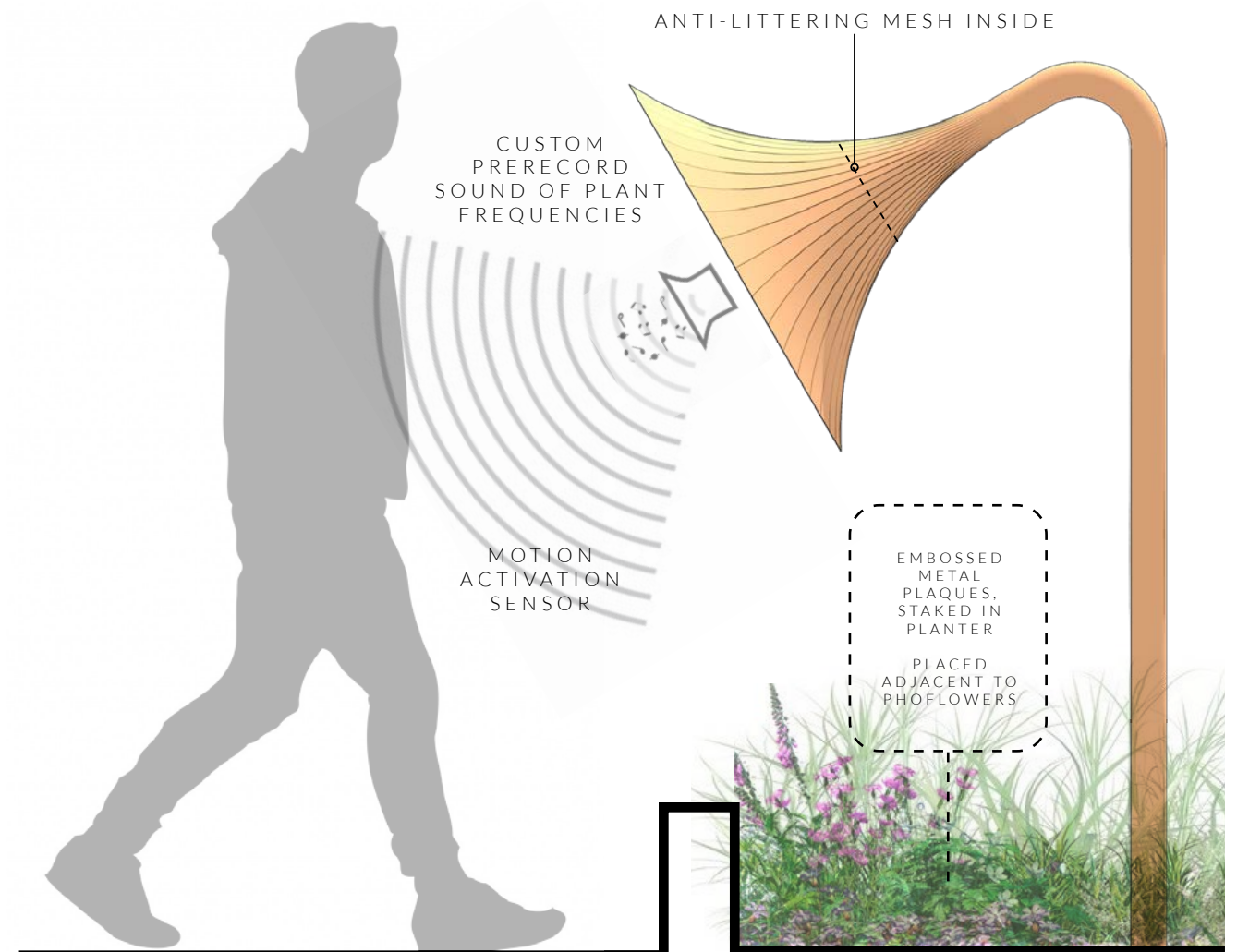
+



QR CODES  
INTEGRATED  
WITH ID  
IMAGERY

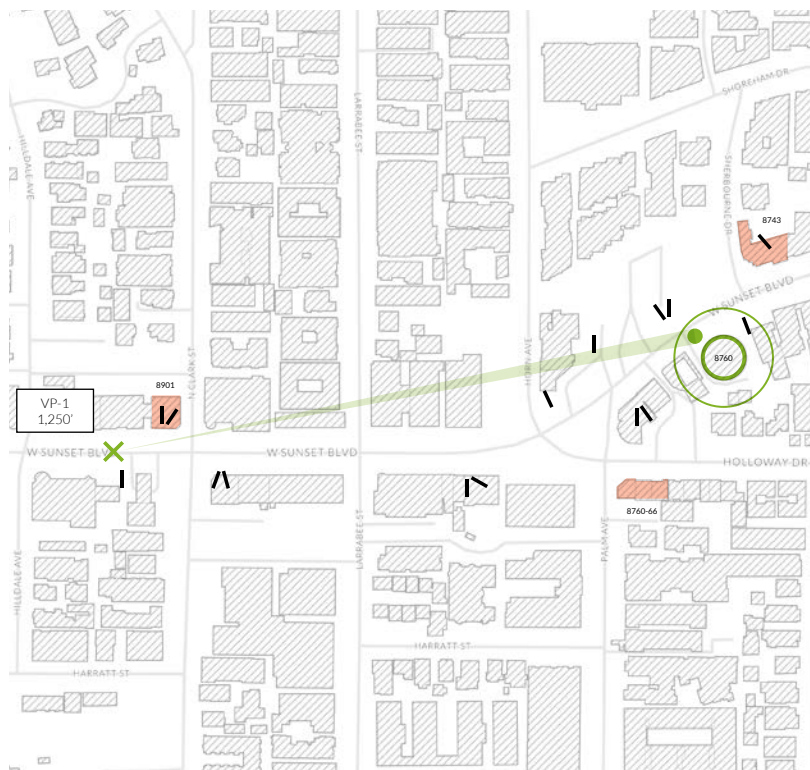
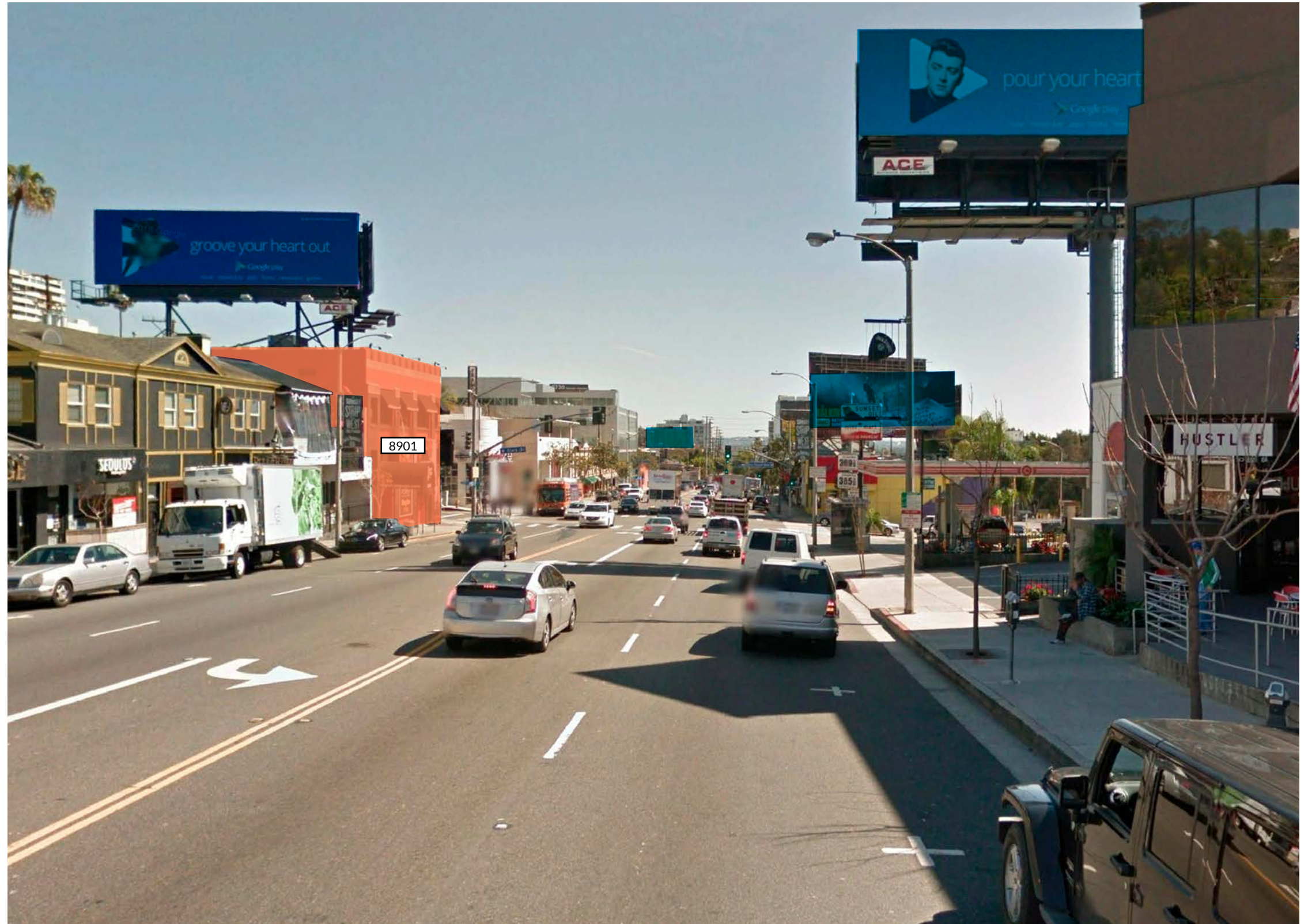


VERY LOW DECIBEL LEVEL





- ✕ Vantage Point
- Proposed Full Motion Animated Billboard
- Designated Cultural Resource
- Existing / Potential Neighboring Billboard



\*Proposed Billboard Not Visible from Vantage Point 01

✕ Vantage Point

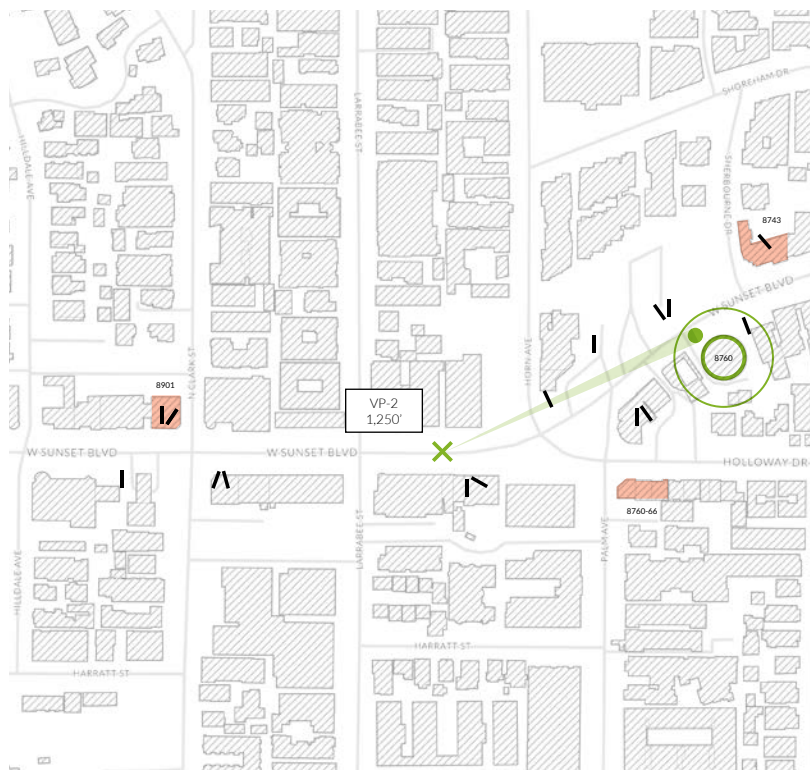
▬ Existing / Potential Neighboring Billboard

■ Proposed Full Motion Animated Billboard Location

■ Existing Adjacent Signage (Unobstructed)

■ Designated Cultural Resource

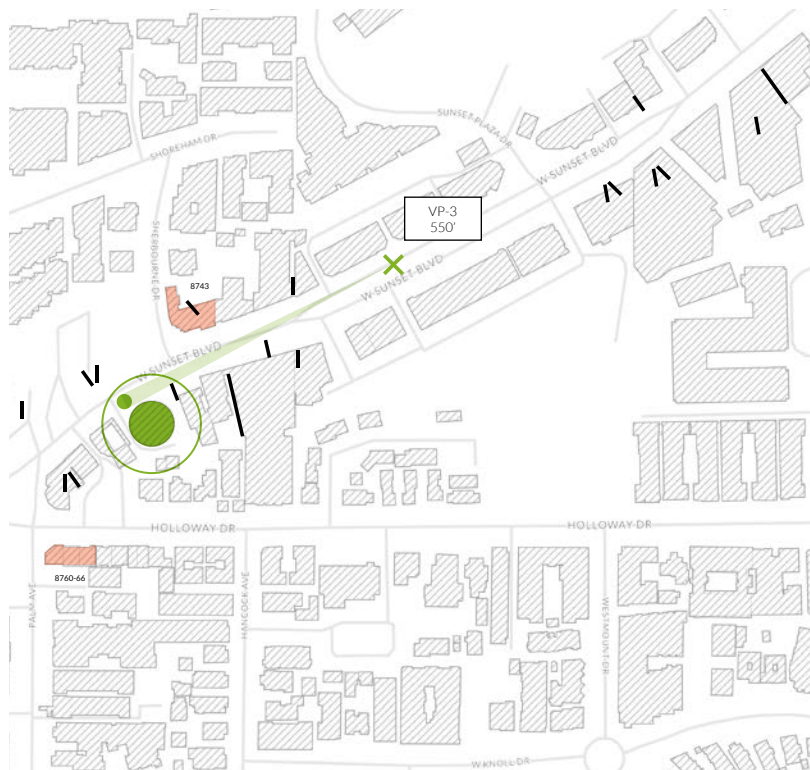




- X Vantage Point
- Existing / Potential Neighboring Billboard

- Proposed Full Motion Animated Billboard Location
- Existing Adjacent Signage (Unobstructed)
- Designated Cultural Resource
- Existing Tall Wall

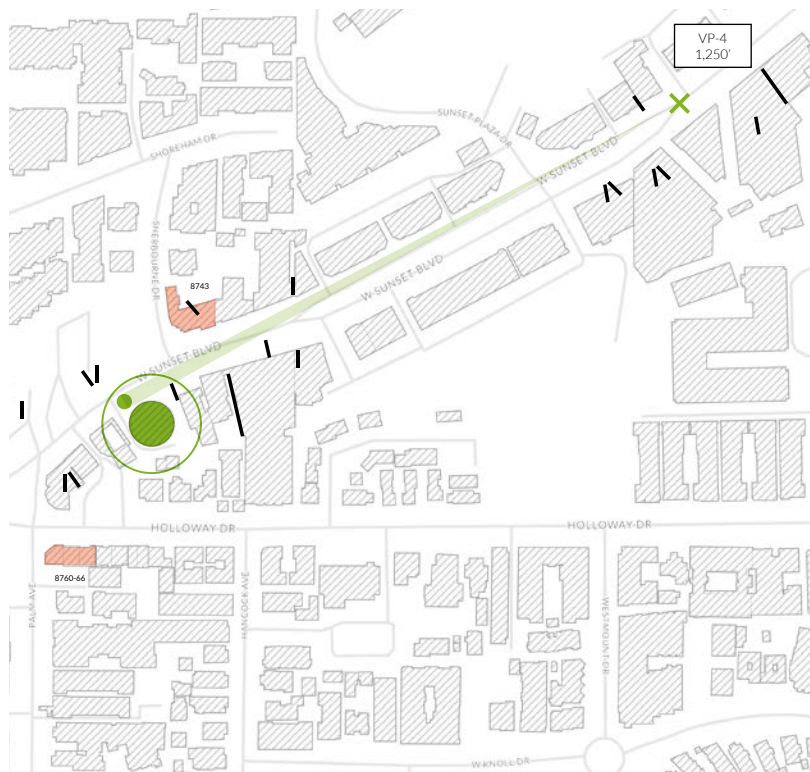




- X Vantage Point
- Existing / Potential Neighboring Billboard

- Proposed Full Motion Animated Billboard Location
- Designated Cultural Resource
- Existing Adjacent Signage (Unobstructed)
- Proposed Adjacent Signage (Unobstructed)





X Vantage Point

— Existing / Potential Neighboring Billboard

■ Proposed Full Motion Animated Billboard Location

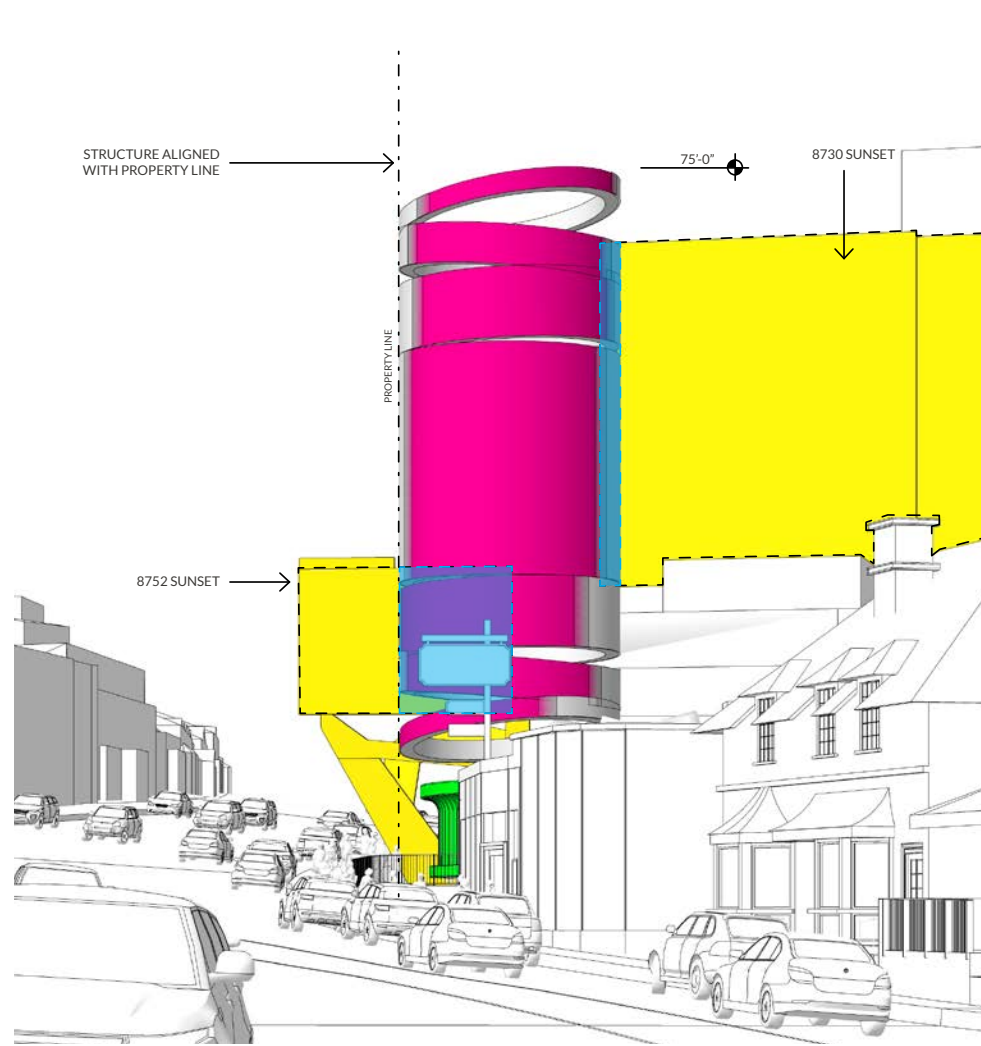
■ Designated Cultural Resource

■ Existing Adjacent Signage (Unobstructed)

■ Proposed Adjacent Signage (Unobstructed)

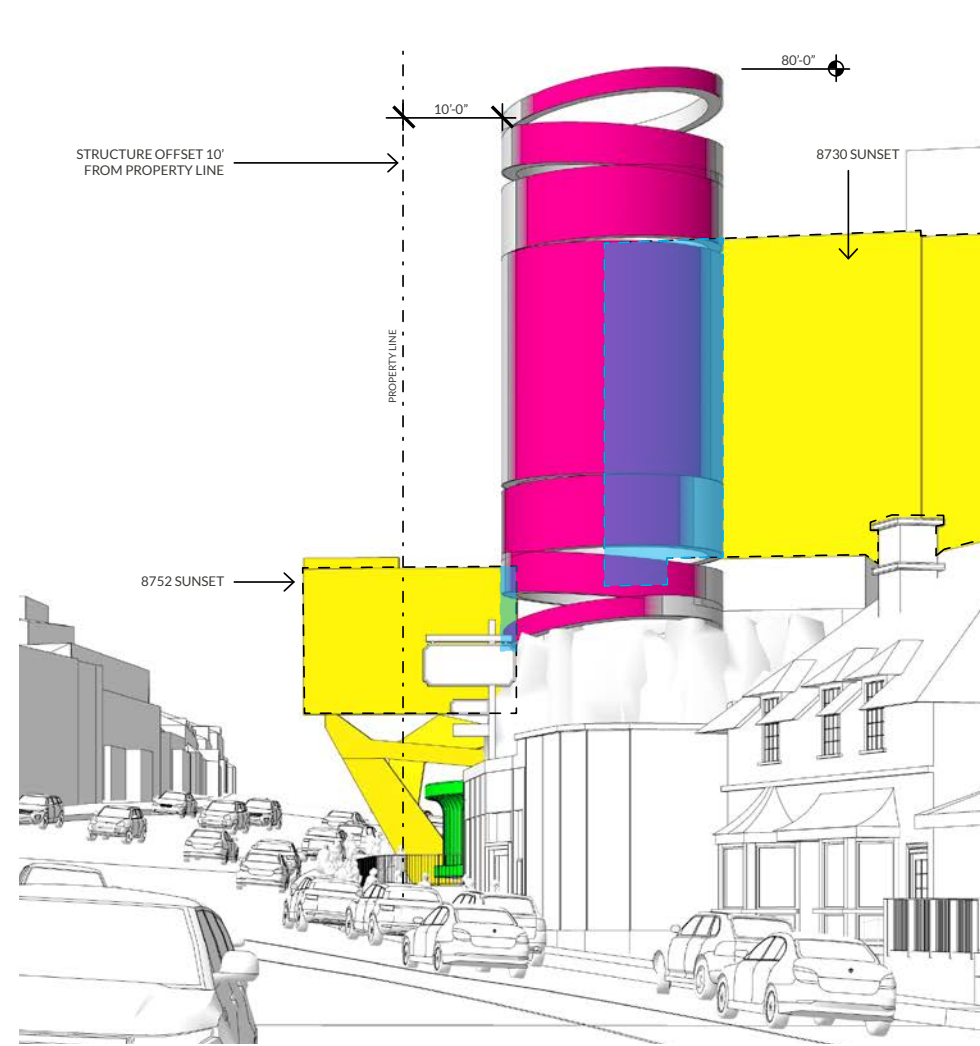






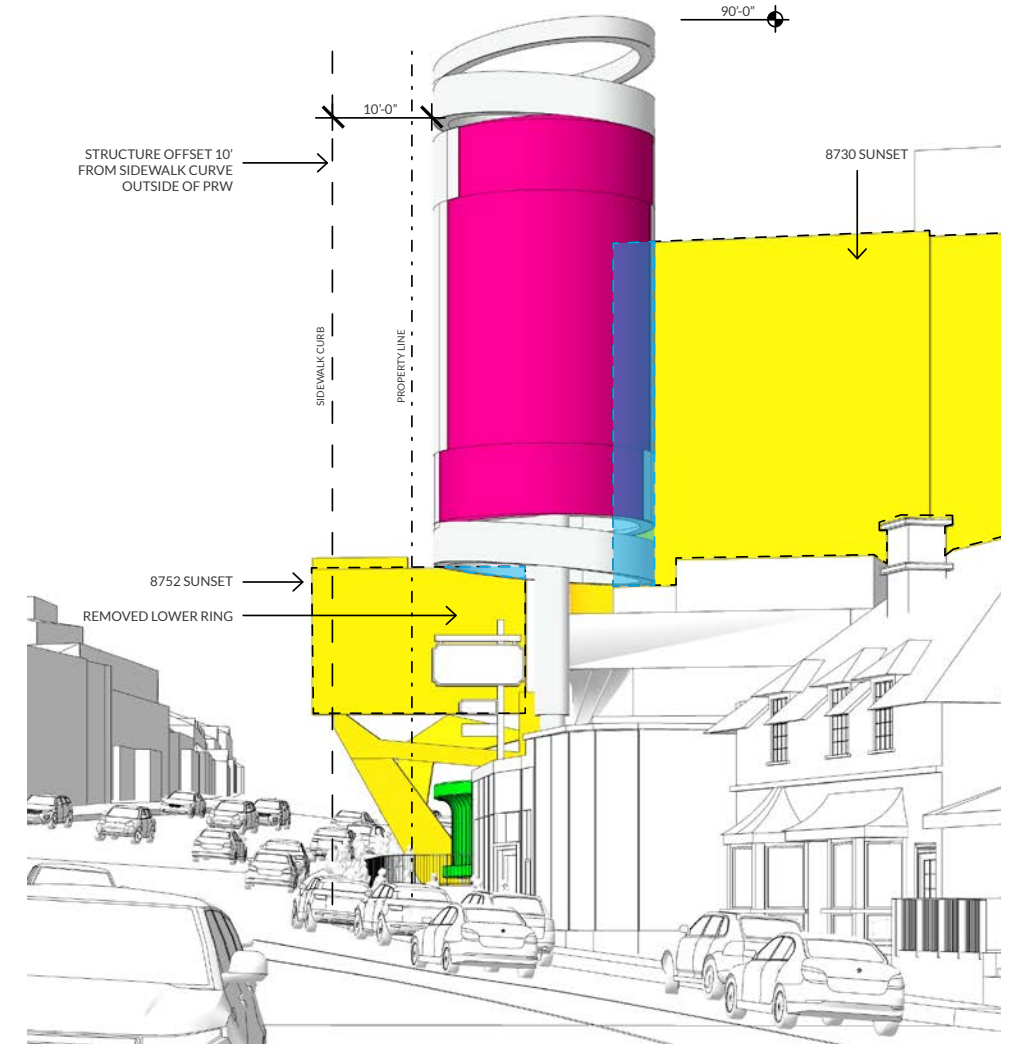
REVISED DESIGN | AS PRESENTED TO CITY  
07/12/23

8752 SUNSET TOTAL AREA =	532 SF	100%
8752 SUNSET OBSTRUCTED AREA =	282 SF	53%
8730 SUNSET TOTAL AREA =	7,313 SF	100%
8730 SUNSET OBSTRUCTED AREA =	188 SF	3%



REVISED DESIGN | CITY SUGGESTED CHANGES  
07/15/23

8752 SUNSET TOTAL AREA =	532 SF	100%
8752 SUNSET OBSTRUCTED AREA =	22 SF	4%
8730 SUNSET TOTAL AREA =	7,313 SF	100%
8730 SUNSET OBSTRUCTED AREA =	1,061 SF	15%

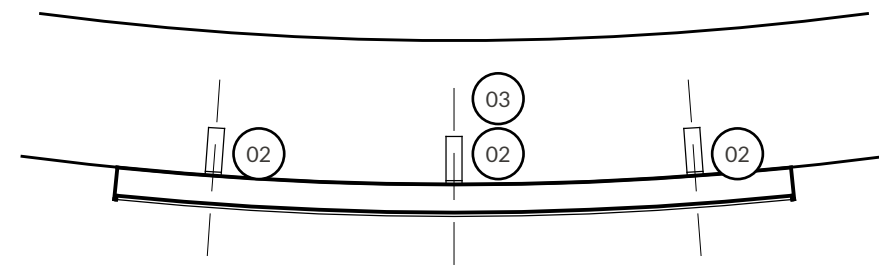


PROPOSED REVISED DESIGN  
09/16/24

8752 SUNSET TOTAL AREA =	532 SF	100%
8752 SUNSET OBSTRUCTED AREA =	10 SF	2%
8730 SUNSET TOTAL AREA =	7,313 SF	100%
8730 SUNSET OBSTRUCTED AREA =	365 SF	5%

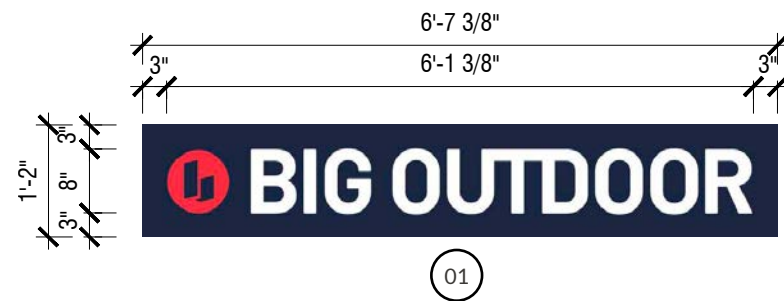
STREET VIEW LOOKING EAST ACROSS INTERSECTION OF HOLLOWAY DRIVE | LEFT TURN LANE



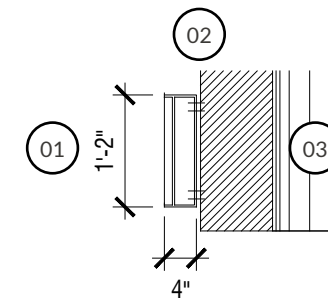


LED SIGN FACE FOR OUTDOOR ADVERTISING COMPANY  
8 SF

REFLECTED PLAN



ELEVATION



SECTION

- 01 LED OUTDOOR ADVERTISER SIGN (8 SF) W/ PAINTED METAL CABINET
- 02 MOUNTING BRACKET TO FRONT OF SIGNAGE RING
- 03 SIGNAGE RING BEYOND, TYP.

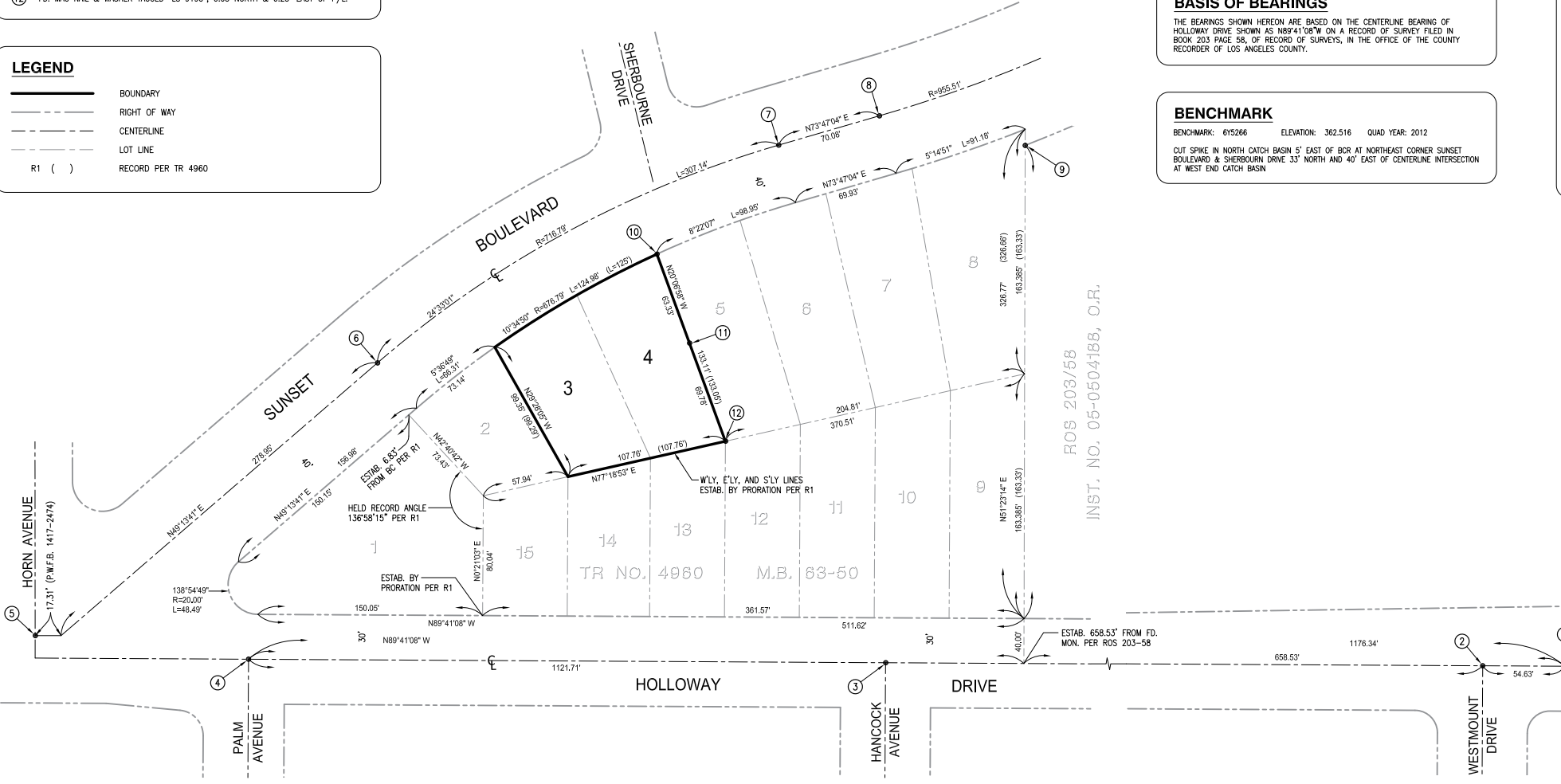
SCALE: 1/2"=1'-0"



- MONUMENTS**
- ① FD. GEAR SAW STAMPED "LS 5411" PER P.W.F.B. 1417-3260. ACCEPTED AS S'LY PROD. OF E. LINE OF LAND SHOWN ON ROS 203-58.
  - ② FD. GEAR SAW STAMPED "LS 5411" PER P.W.F.B. 1417-3260. ACCEPTED AS CL. INT. OF HOLLOWAY DRIVE & WESTMONT DRIVE.
  - ③ FD. 4 CHISEL "X" ON MH, NOT ACCEPTED.
  - ④ FD. GEAR SAW STAMPED "LS 5411" PER P.W.F.B. 1417-3257. CL. INT. ESTAB. 0.55' S. OF SHD MON. PER P.W.F.B. 1417-2473.
  - ⑤ FD. 3" DISK IN WELL MON, STAMPED "CITY OF WEST HOLLYWOOD PUBLIC WORKS" AS SHOWN ON P.W.F.B. 1417-3372.
  - ⑥ FD. 3" DISK IN WELL MON, STAMPED "CITY OF WEST HOLLYWOOD PUBLIC WORKS" AS SHOWN ON P.W.F.B. 1417-3680.
  - ⑦ FD. 3" DISK IN WELL MON, STAMPED "CITY OF WEST HOLLYWOOD PUBLIC WORKS".
  - ⑧ FD. 3" DISK IN WELL MON, STAMPED "CITY OF WEST HOLLYWOOD PUBLIC WORKS".
  - ⑨ FD. L&T TAGGED "LS 5670" PER ROS 203-58. SAID MON. IS 0.04' S. OF CORNER, HELD FOR ESTAB.
  - ⑩ FD. LEAD WITH NO TAG AT 0.94' ALONG LOT LINE PROD., NORTHWEST.
  - ⑪ FD. MAG NAIL & WASHER TAGGED "LS 9195", 0.12' NORTHEAST OF P/L.
  - ⑫ FD. MAG NAIL & WASHER TAGGED "LS 9195", 0.03 NORTH & 0.23' EAST OF P/L.

**LEGEND**

	BOUNDARY
	RIGHT OF WAY
	CENTERLINE
	LOT LINE
R1 ( )	RECORD PER TR 4960



**ADDRESS/THOMAS GUIDE**

ADDRESS: 8760 WEST SUNSET BOULEVARD  
WEST HOLLYWOOD, CALIFORNIA 90069

ASSESSOR'S PARCEL NO. 5559-002-018

THOMAS BROTHERS GRID: PAGE 592, GRID J5, J6

**AREA**

THE SUBJECT PROPERTY CONSISTS OF: 13,551 S.F. (0.311 ACRES)

**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1585F, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF HOLLOWAY DRIVE SHOWN AS N89°41'08"W ON A RECORD OF SURVEY FILED IN BOOK 203 PAGE 58, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

**BENCHMARK**

BENCHMARK: 6Y5266 ELEVATION: 362.516 QUAD YEAR: 2012

OUT SPIKE IN NORTH CATCH BASIN 5' EAST OF BCR AT NORTHEAST CORNER SUNSET BOULEVARD & SHERBOURNE DRIVE 33' NORTH AND 40' EAST OF CENTERLINE INTERSECTION AT WEST END CATCH BASIN.

**SURVEYOR'S CERTIFICATE**

TO: BIG OUTDOOR CALIFORNIA, LLC, AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11, 12, 13, 14, 15, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2021.

DATE: 12/21/21

*James H. Kamman*  
JAMES H. KAMMAN  
REGISTRATION NO. C30560  
WEST HOLLYWOOD, CALIFORNIA  
CIVIL ENGINEER  
STATE OF CALIFORNIA

- NOTES**
1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
  2. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY TOGETHER WITH PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
  3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  4. THE SITE IS NOT WITHIN A DESIGNATED WETLAND AREA.
  5. THE PROPERTY IS CONTIGUOUS, WITHOUT GAPS OR GORES AND TAKEN TOGETHER CONSTITUTES ONE TRACT OF LAND.
  6. NO CEMETERIES WERE OBSERVED ON THE PROPERTY.
  7. THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY CONTAINED IN THE REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE.

**BOUNDARY ESTABLISHMENT**

SCALE: 1"=40'

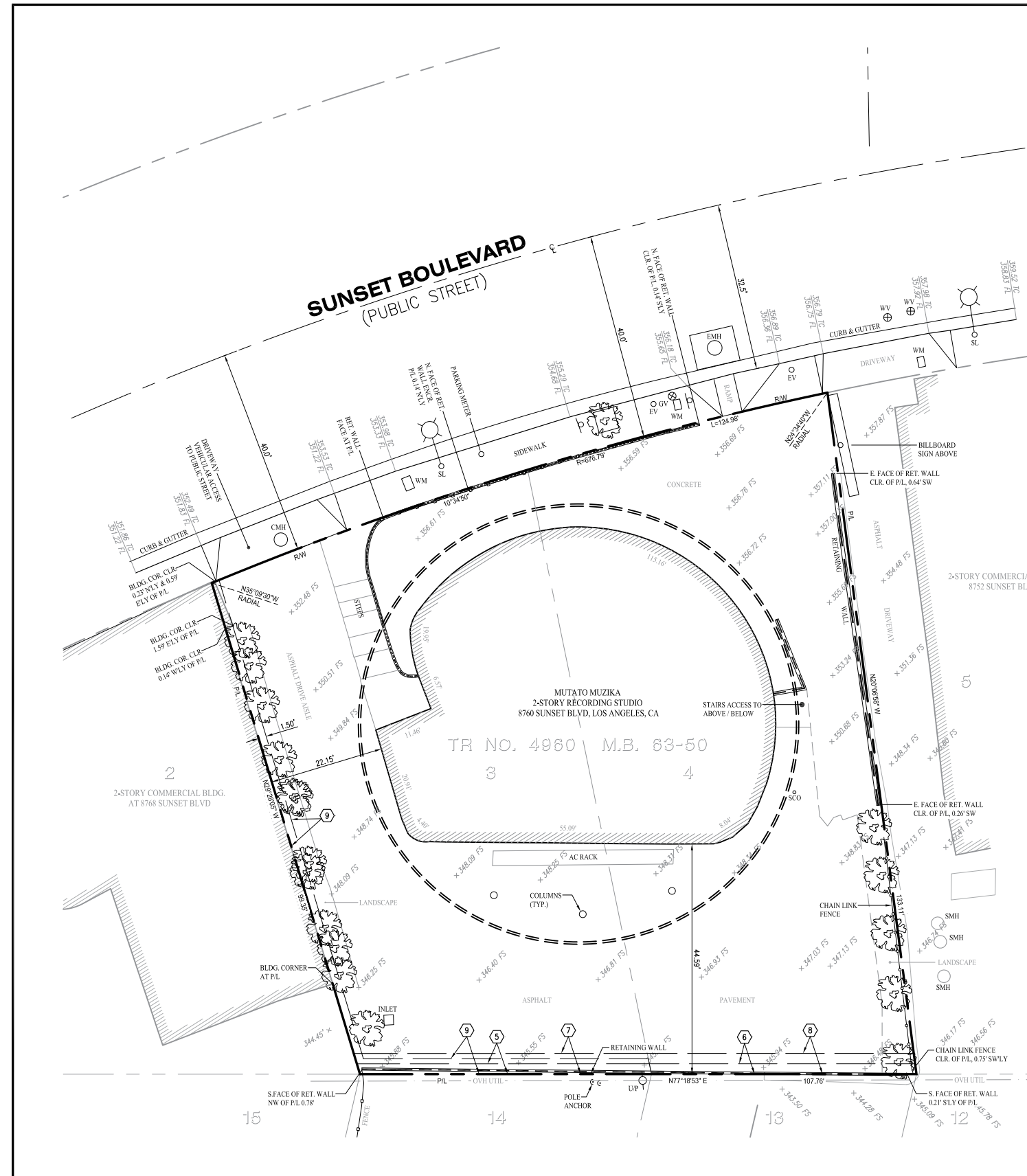
PREPARED BY:  
**KHR ASSOCIATES**  
CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
17530 Von Karman - Suite 200 Irvine, California 92614  
(949) 756-6440 Fax (949) 756-6444

**ALTA/NSPS LAND TITLE SURVEY**

8760 SUNSET BOULEVARD  
WEST HOLLYWOOD,  
COUNTY OF LOS ANGELES, CALIFORNIA

SCALE: - DATE: 12/21/21 DRAWN BY: L.C. CHECKED BY: J.H.K.  
REVISION DATE: - JOB NO: B08760 SHEET NO. 1 OF 2

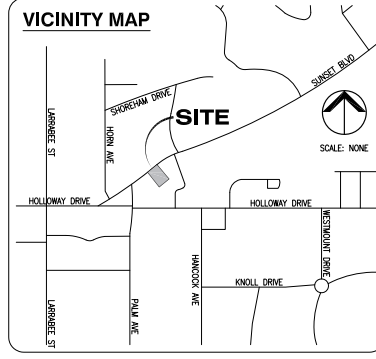




**REFERENCE**  
 THIS SURVEY IS BASED ON THE PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY:  
 FIDELITY NATIONAL TITLE COMPANY  
 ORDER NO.: 00048044-989-VEN-AL  
 EFFECTIVE DATE: SEPTEMBER 25, 2021

**OWNERSHIP**  
 TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
 MUTATO MUZIKA, INC., A CALIFORNIA CORPORATION

**LEGAL DESCRIPTION**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WEST HOLLYWOOD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 LOTS 3 AND 4 OF TRACT NO. 4960, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 APN: 5559-002-018



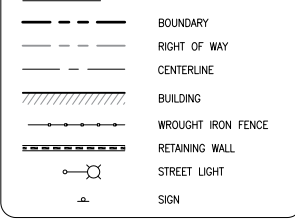
**EXCEPTIONS**

- INDICATES EXCEPTIONS SHOWN HEREON, INDICATES SURVEYOR'S NOTE
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2021-2022.
  - THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY.
  - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
  - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
  - EASEMENT(S) FOR UTILITIES, PUBLIC AND/OR PRIVATE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 2428, PAGE 354, OF OFFICIAL RECORDS.  
 AFFECTS: THE REAR 2 FEET OF LOT 3  
 NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.
  - EASEMENT(S) FOR UTILITIES, PUBLIC AND/OR PRIVATE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 3096, PAGE 128, OF OFFICIAL RECORDS.  
 AFFECTS: THE REAR 2 FEET OF LOT 4  
 NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.
  - EASEMENT(S) FOR SANITARY SEWER PIPES PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5167, PAGE 180, OF OFFICIAL RECORDS.  
 AFFECTS: THE SOUTHERLY 4 FEET OF LOT 3  
 NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.
  - EASEMENT(S) FOR SANITARY SEWER PIPES PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4443, PAGE 255, OF OFFICIAL RECORDS.  
 AFFECTS: THE SOUTHERLY 4 FEET OF LOT 4  
 NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.
  - EASEMENT(S) FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 24, 1958 AS INSTRUMENT NO. 3975, BOOK D22, PAGE 558, OF OFFICIAL RECORDS.  
 AFFECTS: SAID LAND  
 NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.
  - THE INTEREST, IF ANY, OF THE GRANTEE IN THE DEED RECORDED JUNE 16, 2004 AS INSTRUMENT NO. 2304-1543159, OF OFFICIAL RECORDS, AT THE DATE OF SAID DEED THE GRANTOR(S) THEREIN HAD NO APPARENT RECORD INTEREST IN SAID LAND, NOR HAVE SAID GRANTOR(S) SUBSEQUENTLY ACQUIRED A RECORD INTEREST.
  - A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,000,000.00 RECORDED JULY 22, 2004 AS INSTRUMENT NO. 2004-1875176, OFFICIAL RECORDS.
  - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

**ABBREVIATIONS**

BLDG	BUILDING
CLR	CLEAR
CONC.	CONCRETE
COR.	CORNER
CMH	COMMUNICATION MANHOLE
E.	EAST
E'LY	EASTERLY
EMH	ELECTRIC MAN HOLE
ENCR.	ENCROACHMENT
EV	ELECTRIC VENT
FL	FLOWLINE
FS	FINISH SURFACE
N'LY	NORTHERLY
NW	NORTH WEST
OVH	OVERHEAD
P/L	PROPERTY LINE
RET.	RETAINING
R/W	RIGHT OF WAY
S.	SOUTH
S'LY	SOUTHERLY
SCO	SEWER CLEANOUT
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SW	SOUTH WEST
TC	TOP OF CURB
TS	TRAFFIC SIGNAL
TYP.	TYPICAL
U/P	UTILITY POLE
UTIL	UTILITY
W'LY	WESTERLY
WM	WATER METER
WV	WATER VALVE

**LEGEND**



PREPARED BY:  
**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 17530 Von Karman - Suite 200 Irvine, California 92614  
 (949) 756-6440 Fax (949) 756-6444

**ALTA/NSPS LAND TITLE SURVEY**

8760 SUNSET BOULEVARD  
 WEST HOLLYWOOD,  
 COUNTY OF LOS ANGELES, CALIFORNIA  
 SCALE: - DATE: 12/21/21 DRAWN BY: L.C. CHECKED BY: J.H.K.  
 REVISION DATE: - JOB NO: B08760 SHEET NO. 2 OF 2





Street Level View of Proposed Site Westbound on Sunset Blvd



Street Level View of Proposed Site Westbound on Sunset Blvd

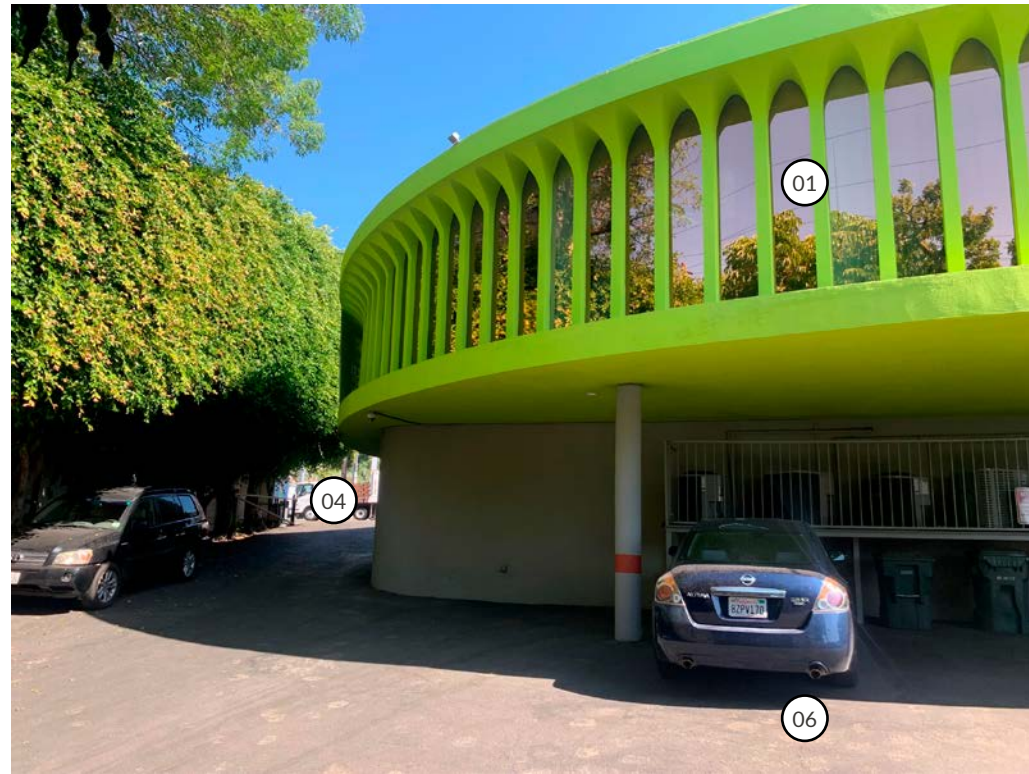


Street Level View of Proposed Site Eastbound on Sunset Blvd

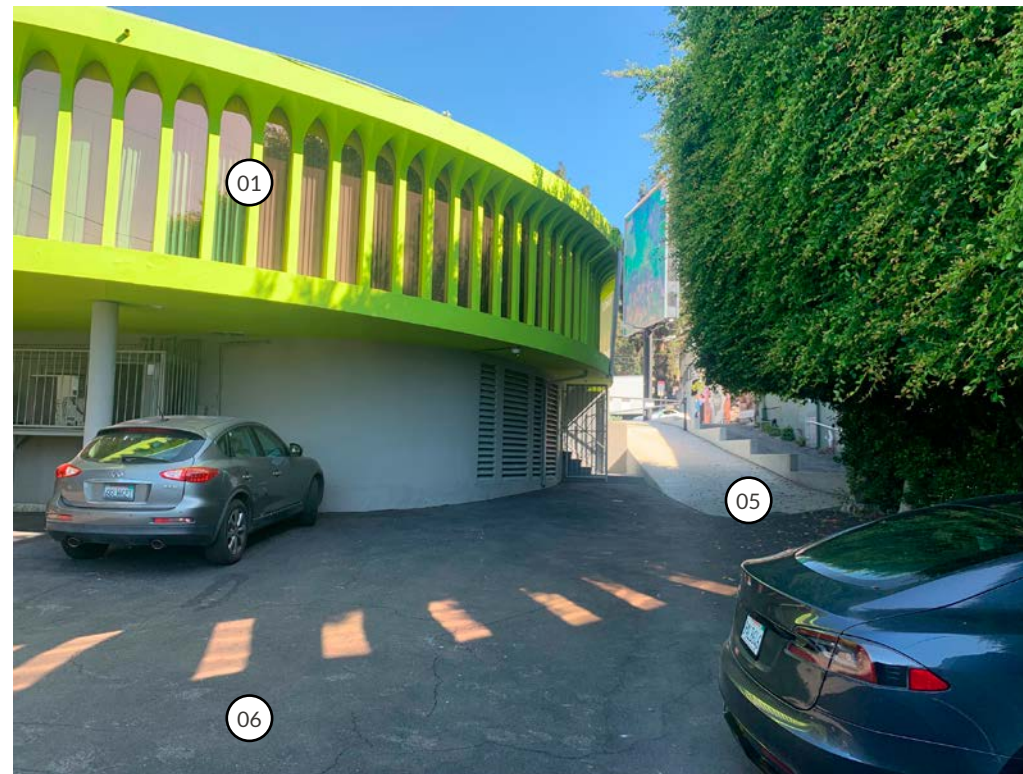


Street Level View of Proposed Site Eastbound on Sunset Blvd





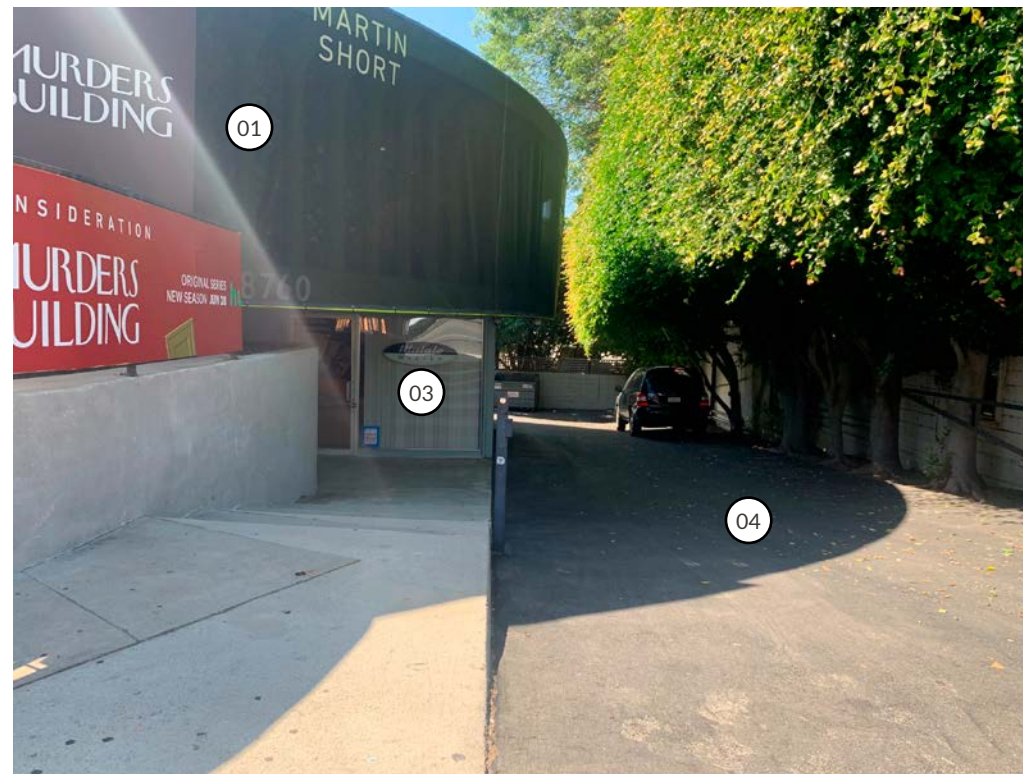
Rear View of SW Corner of Building from Parking Lot



Rear View of SE Corner of Building from Parking Lot



Front View of NW Corner of Building



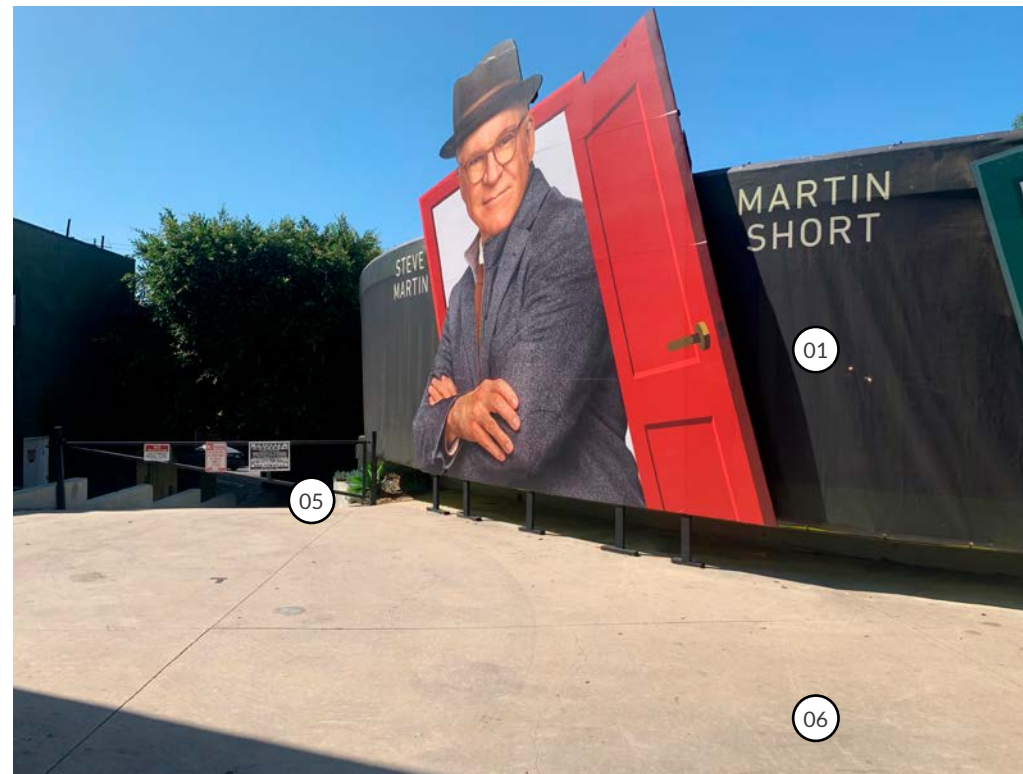
Front View of NE Corner of Building

- 01 EXISTING BUILDING
- 02 EXISTING FRONT PLAZA
- 03 EXISTING BUILDING MAIN ENTRANCE
- 04 EXISTING MAIN VEHICULAR DRIVE (ENTRY & EXIT)
- 05 EXISTING FIRE LANE
- 06 EXISTING PARKING AREA

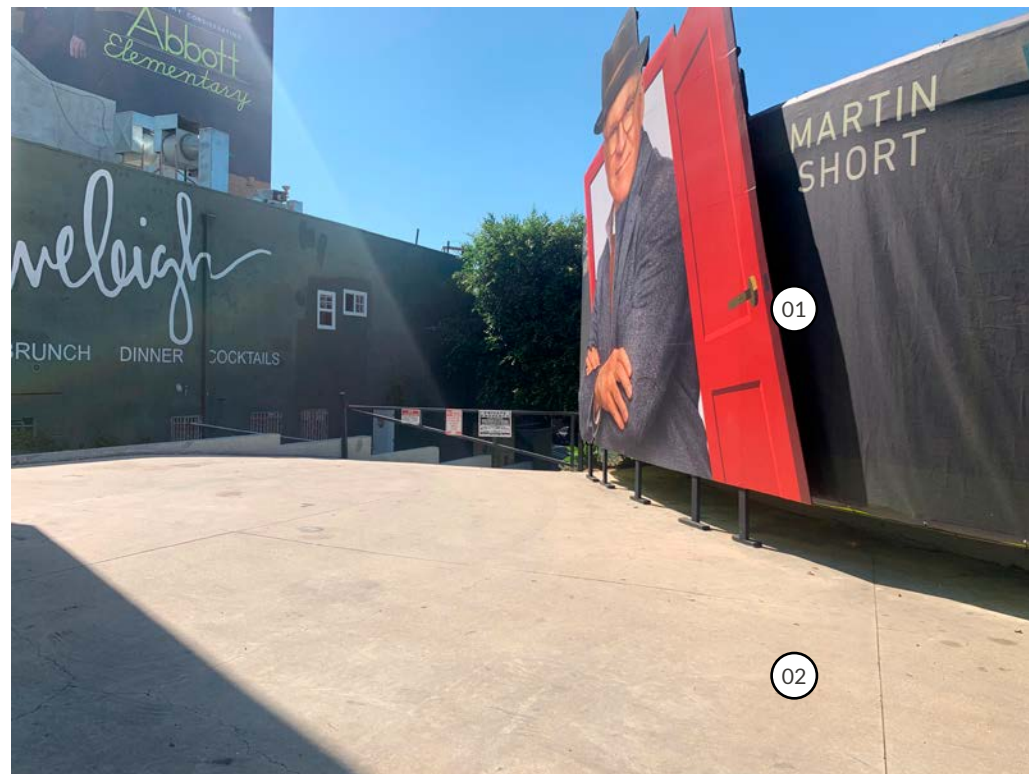




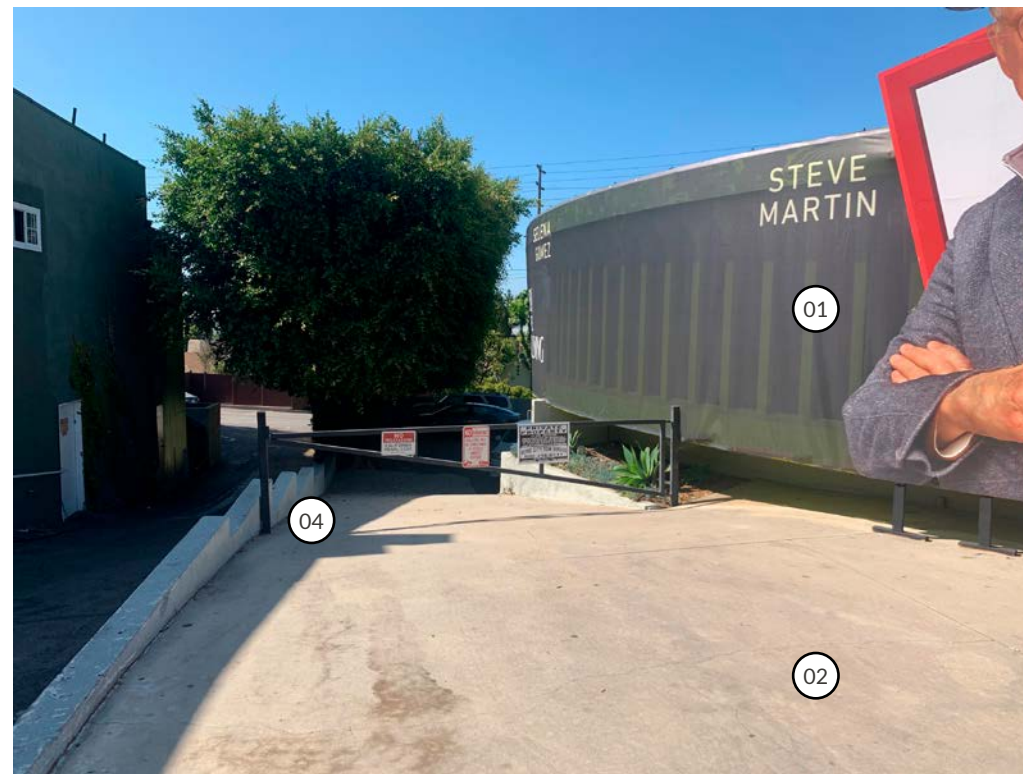
Front View of NW Plaza



Front View of NW Plaza



Front View of NW Plaza



Front View of NW Plaza

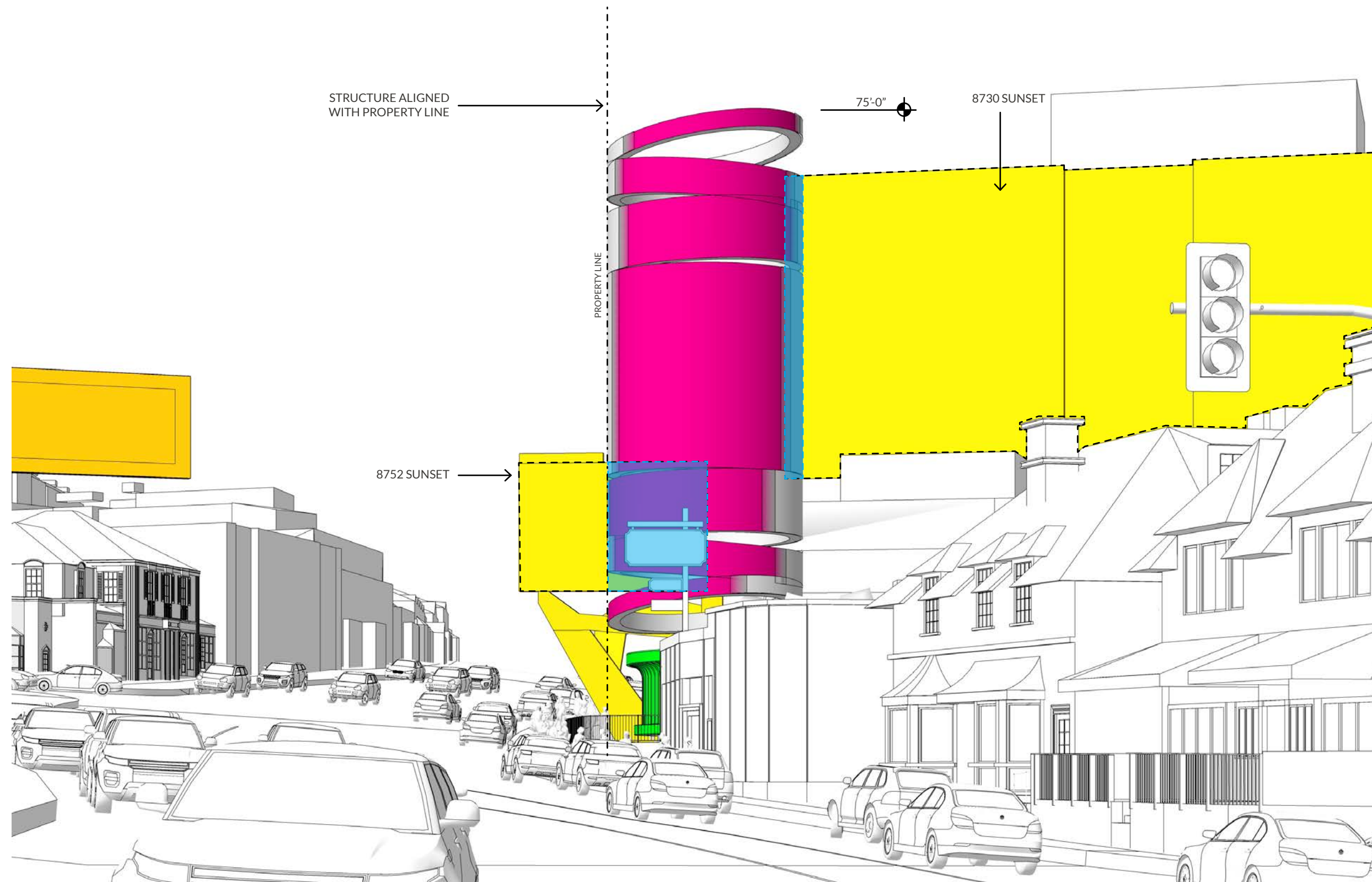
- 01 EXISTING BUILDING
- 02 EXISTING FRONT PLAZA
- 03 EXISTING BUILDING MAIN ENTRANCE
- 04 EXISTING MAIN VEHICULAR DRIVE (ENTRY & EXIT)
- 05 EXISTING FIRE LANE
- 06 EXISTING PARKING AREA



# APPENDIX

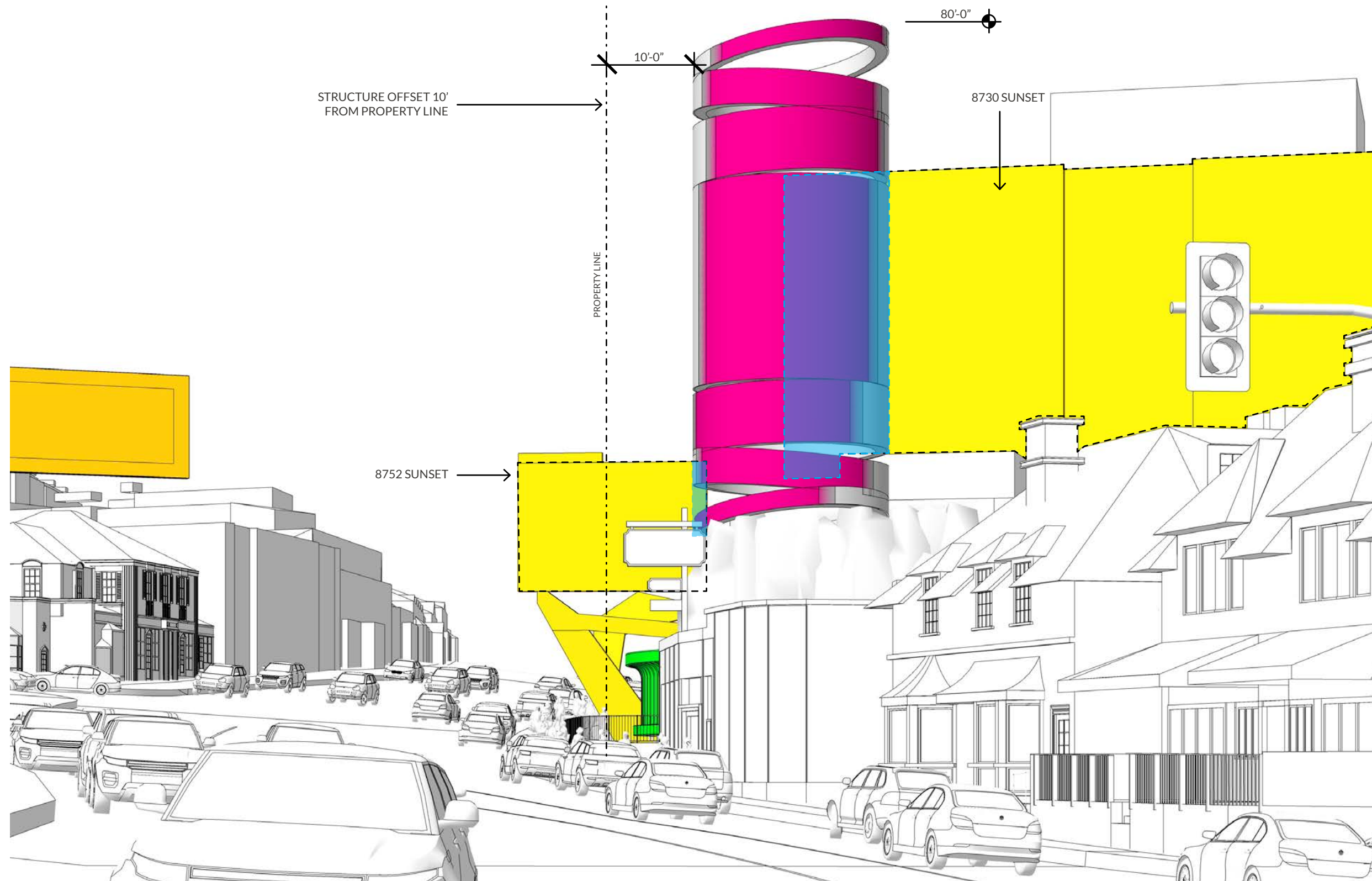
REAR CLADDING DESIGN OPTIONS





8752 SUNSET TOTAL AREA =	532 SF	100%	8730 SUNSET TOTAL AREA =	7,313 SF	100%
8752 SUNSET OBSTRUCTED AREA =	282 SF	53%	8730 SUNSET OBSTRUCTED AREA =	188 SF	3%

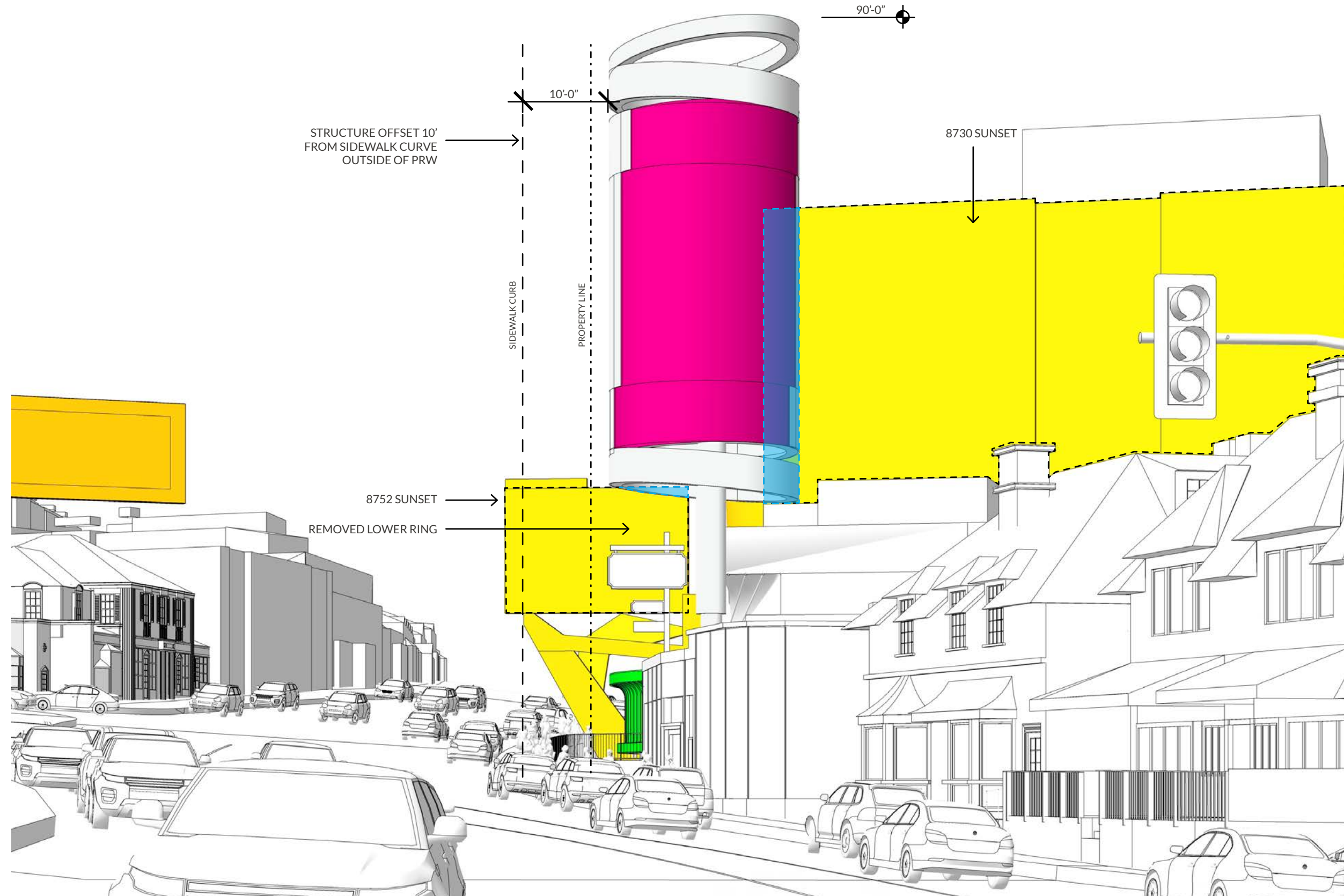




STREET VIEW LOOKING EAST ACROSS INTERSECTION OF HOLLOWAY DRIVE | LEFT TURN LANE

	8752 SUNSET TOTAL AREA =	532 SF	100%		8730 SUNSET TOTAL AREA =	7,313 SF	100%
	8752 SUNSET OBSTRUCTED AREA =	22 SF	4%		8730 SUNSET OBSTRUCTED AREA =	1,061 SF	15%



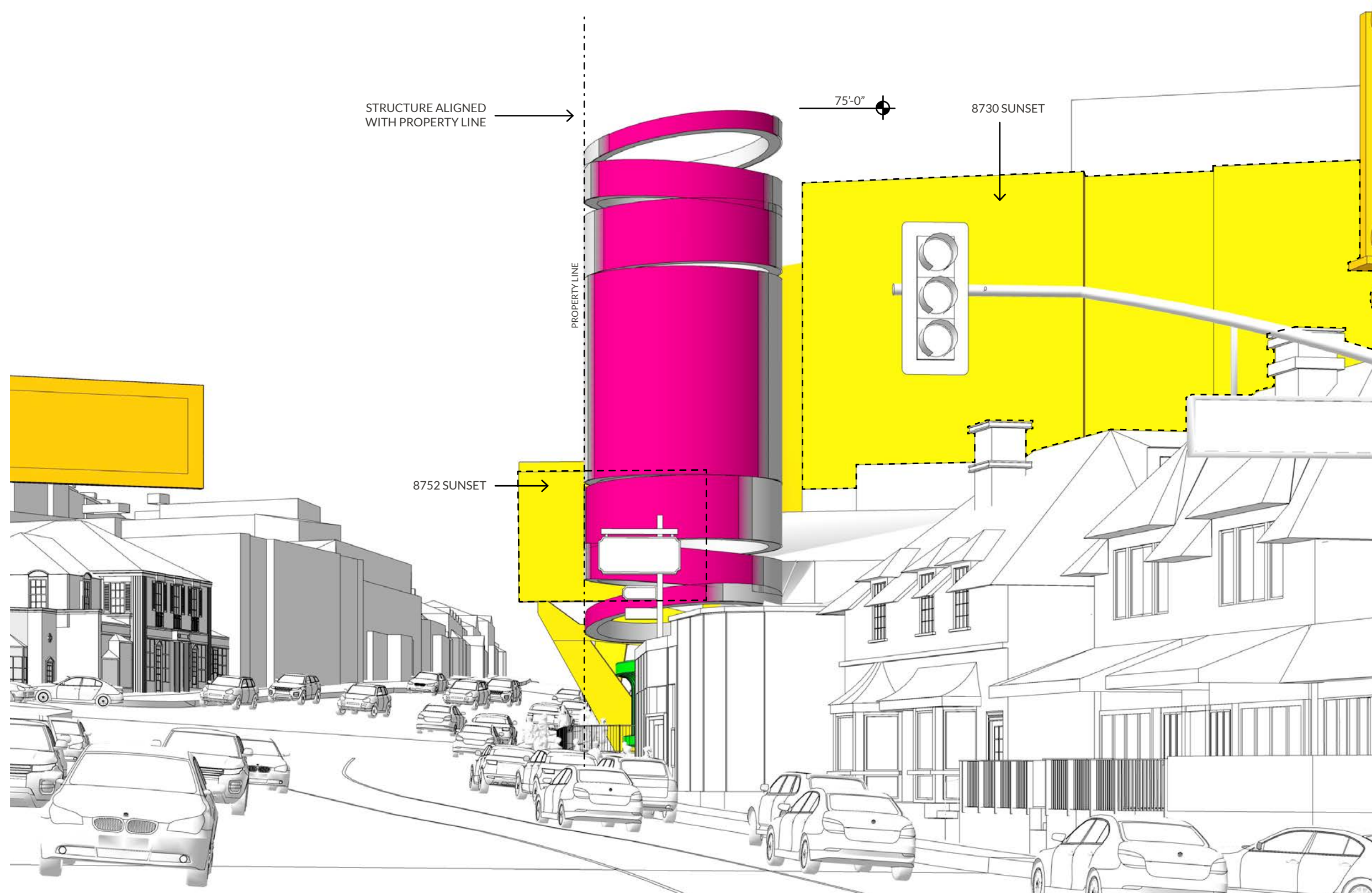


STREET VIEW LOOKING EAST ACROSS INTERSECTION OF HOLLOWAY DRIVE | LEFT TURN LANE

	8752 SUNSET TOTAL AREA =	532 SF	100%		8730 SUNSET TOTAL AREA =	7,313 SF	100%
	8752 SUNSET OBSTRUCTED AREA =	1 SF	2%		8730 SUNSET OBSTRUCTED AREA =	365 SF	5%

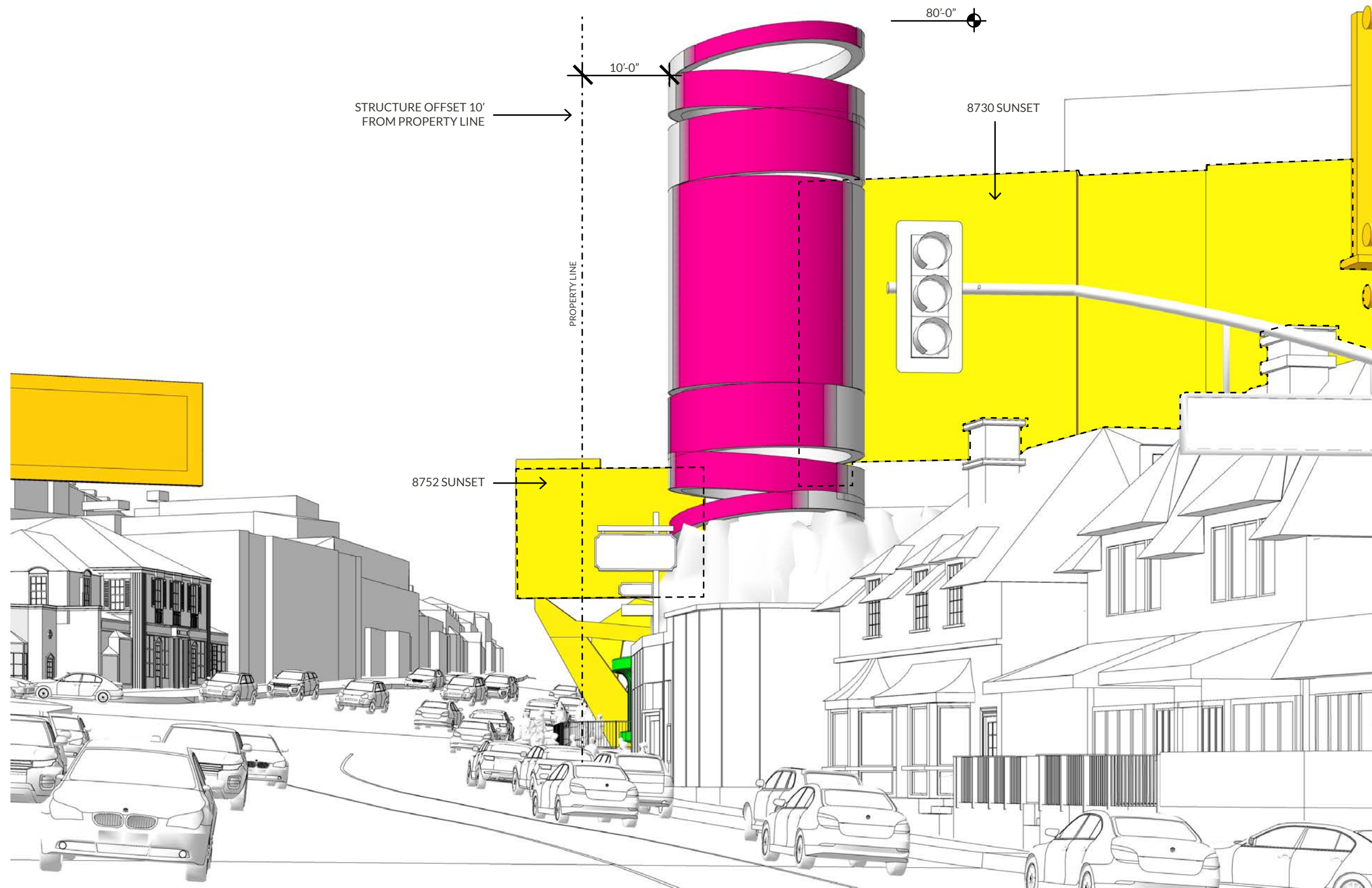






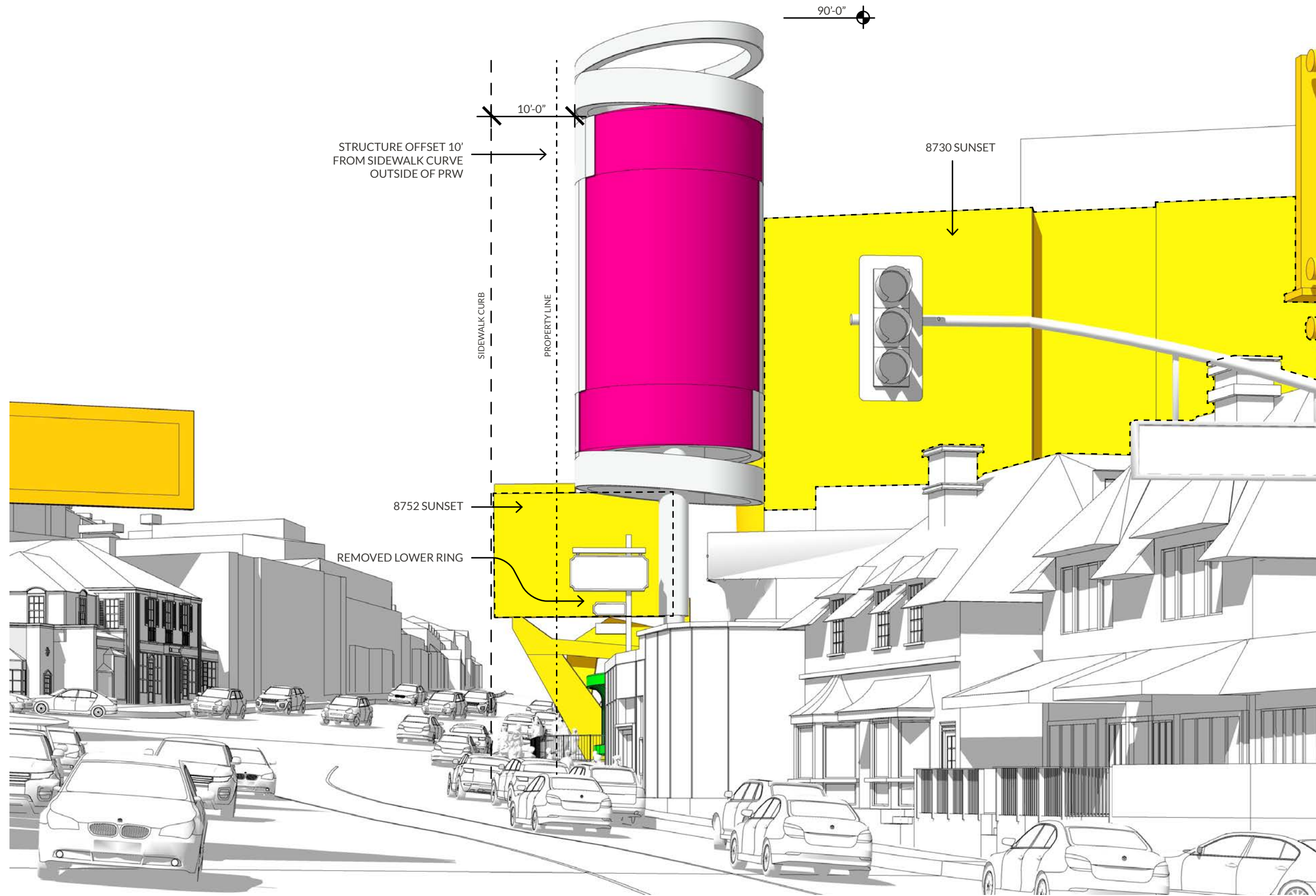
ENLARGED STREET VIEW LOOKING EAST ACROSS INTERSECTION OF HOLLOWAY DRIVE





ENLARGED STREET VIEW LOOKING EAST ACROSS INTERSECTION OF HOLLOWAY DRIVE

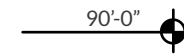




ENLARGED STREET VIEW LOOKING EAST ACROSS INTERSECTION OF HOLLOWAY DRIVE



# REVISED DESIGN | PROPOSED ALTERNATE



ENLARGED STREET VIEW LOOKING EAST ACROSS INTERSECTION OF HOLLOWAY DRIVE

