

3547-3538 N. Figueroa Street Los Angeles, CA 90065

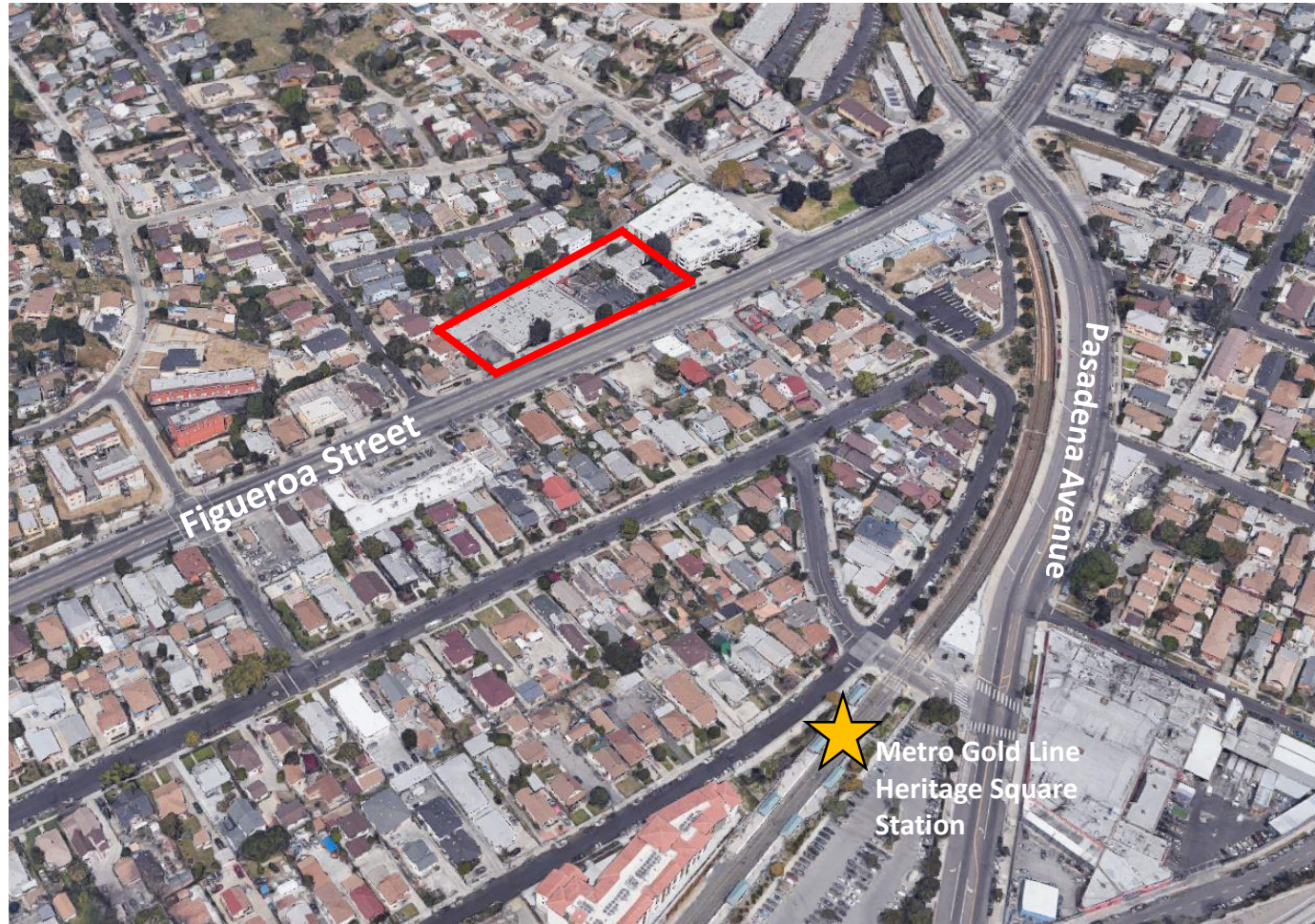
Greater Cypress Park
Neighborhood Council PLUE
Meeting

July 30, 2019

DIR-2019-1321-TOC-CDO
ENV-2019-1322-EAF

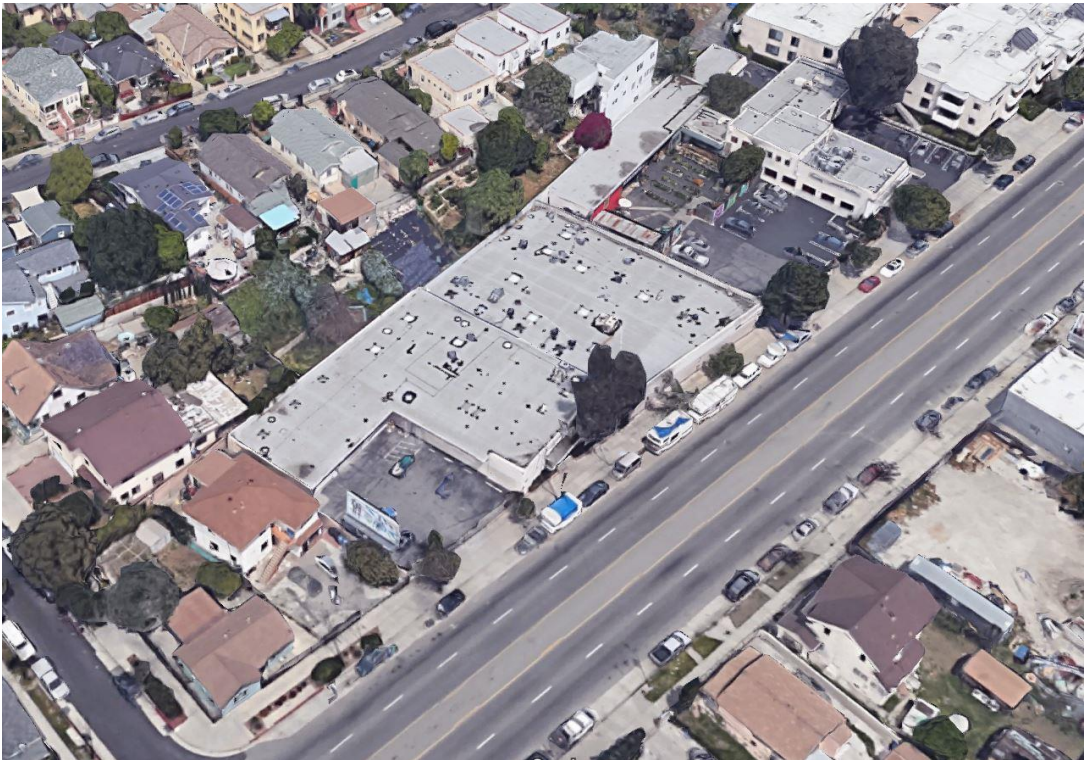


Project Site



Lot Area
47,211 SF
1.08 acres
(approx.)

Existing Conditions (Project Site)



Existing Conditions (to North of Site)



Site Context



**Example LOHA Project
1037 N. Kings Road**



Example LOHA Project
7917 Willoughby



**Example LOHA Project
749 Cloverdale**



Project Data

	Allowed per TOC / Required per Code	Provided
Density	55 units (49 market rate, 6 extremely low income)	55 Units (49 market rate, 6 extremely low income) <ul style="list-style-type: none"> 52 two-bedroom units 3 three-bedroom units
Floor Area	177,042 SF	66,997 SF <ul style="list-style-type: none"> 7,379 SF Retail 59,618 SF Residential
FAR	3.75:1	1.42:1
Height/Stories	67' / 5 Stories	61' / 5 Stories
Auto Parking	39 Spaces <ul style="list-style-type: none"> 28 residential spaces 11 commercial spaces 	96 Spaces <ul style="list-style-type: none"> 71 residential spaces 25 commercial spaces
Bicycle Parking	9 Short Term, 49 Long Term	9 Short Term, 49 Long Term
Open Space	6,875 SF 1,340 SF of publicly accessible open space	14,704 SF 2,701 SF of publicly accessible open space
On-Site Trees	14	14

City Entitlements/Review Needed

- Transit Oriented Communities (TOC) Guidelines Base and Additional Incentives – Tier 3
 - Base incentives: 70% increase in allowable density, 14% decrease in residential parking requirement
 - Additional incentives: 22-foot / 2 story height increase
- Cypress Park & Glassell Park Community Design Overlay Plan Approval
- Environmental Clearance
 - Class 32 Categorical Exemption for Urban Infill Projects
 - No significant environmental impacts as a result of the project
 - Traffic
 - Air Quality
 - Noise

Cypress Park & Glassell Park CDO Highlights

- Goal – to promote design for commercial projects which invite pedestrian interest and activity and communicate a sense of permanence to the area
- Design principles – activity, pedestrian scale, transparency, individuality, contribution, simplicity
- Guideline 4, Standard 4a – 2,701 square-foot publicly accessible open space fronting on Figueroa Street
- Guideline 6, Standards 6a to 6c – plane break every 20 feet horizontal length and every 15 feet vertical length, variation in roofline, structural bays every 20 feet for storefronts

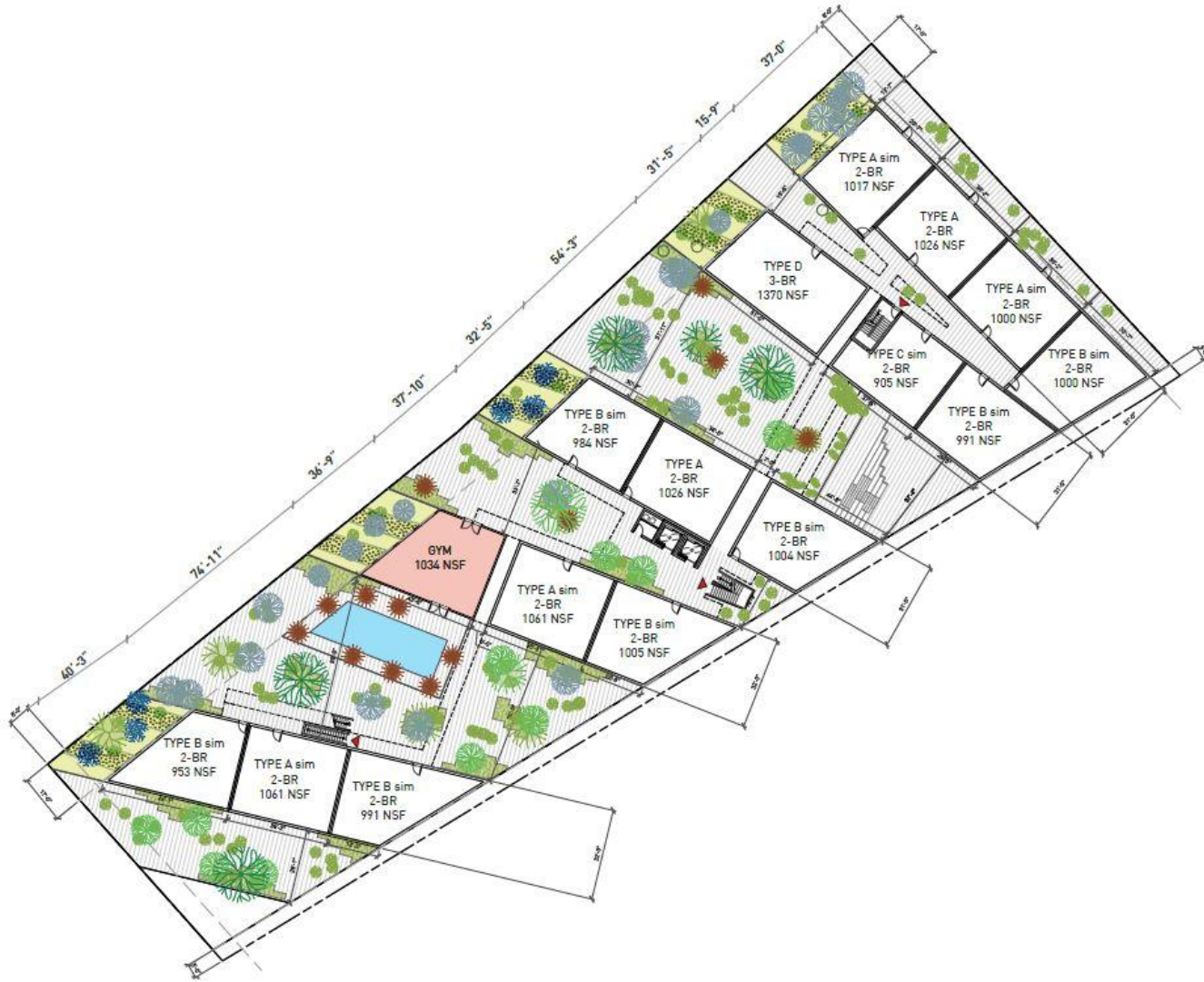
Project Timeline

- April 2018 – Feasibility analysis and design process begins
- June 2018 – Applicant acquired property
- March 2019 – Entitlement applications submitted to the Department of City Planning
- May 2019 – Greater Cypress Park Neighborhood Council Planning and Land Use Committee (PLUE) meeting presentation
- June 2019 – Community Meeting
- July 2019 – Second PLUE meeting presentation

First Floor Plan

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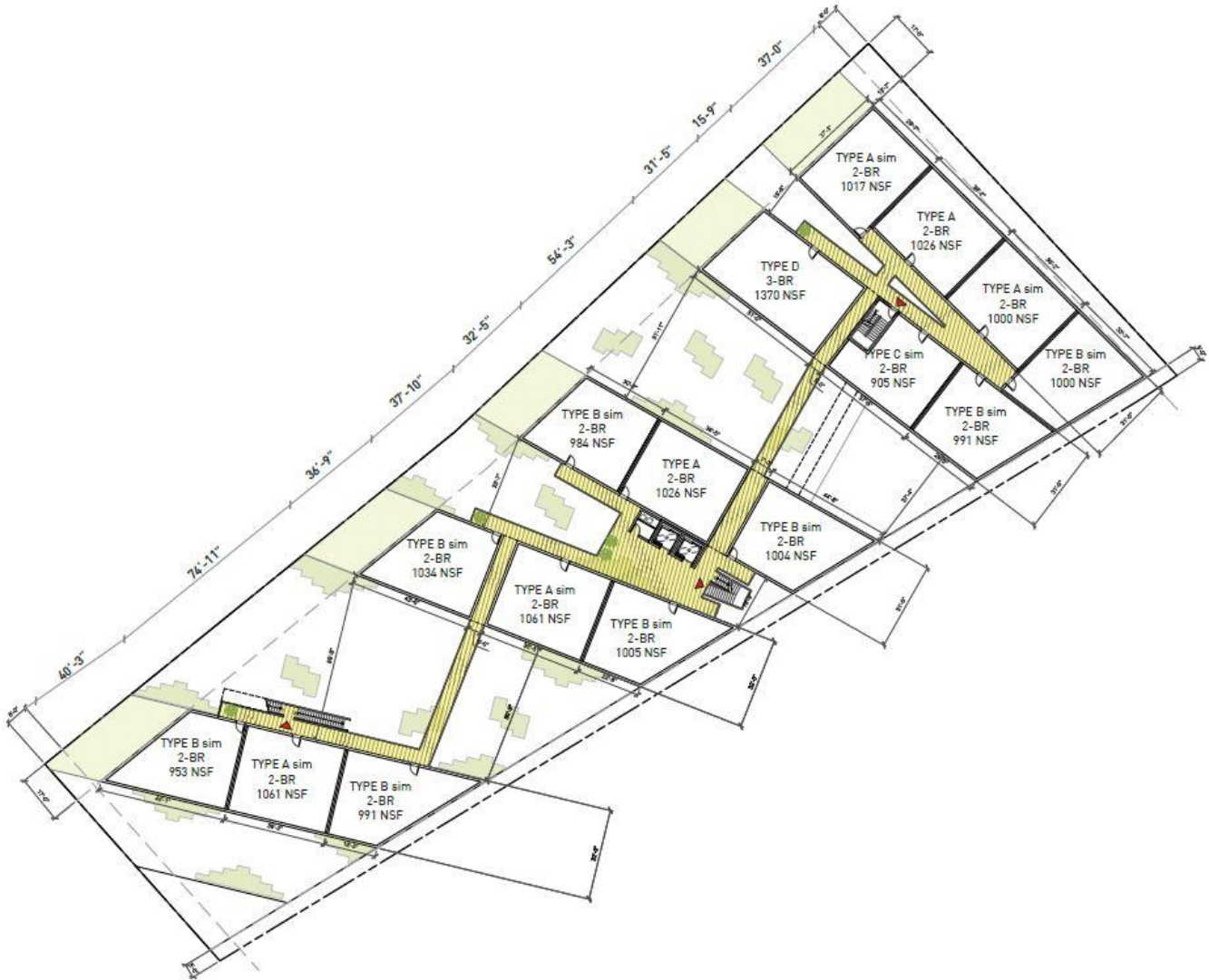


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Second Floor Plan

Third Floor Plan

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Fourth Floor Plan

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Fifth Floor Plan

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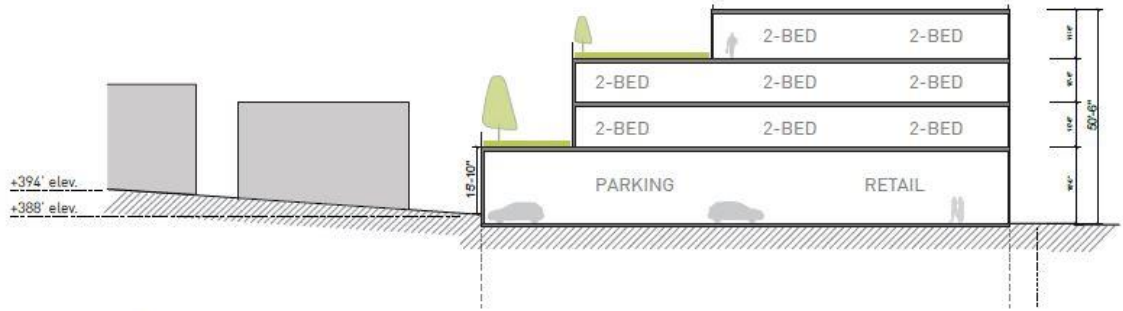
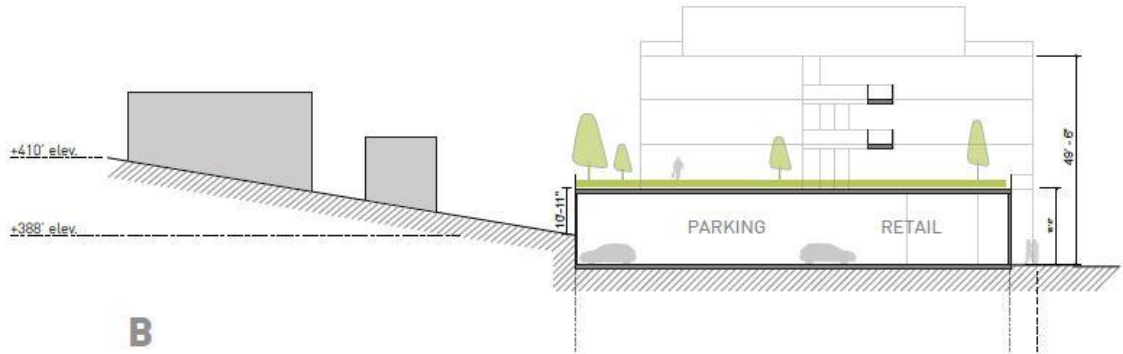


Section – Along Figueroa



Section – North/South

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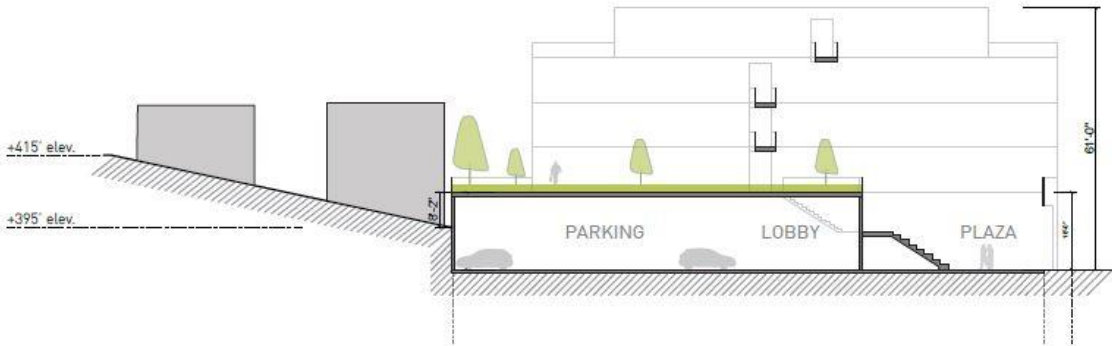


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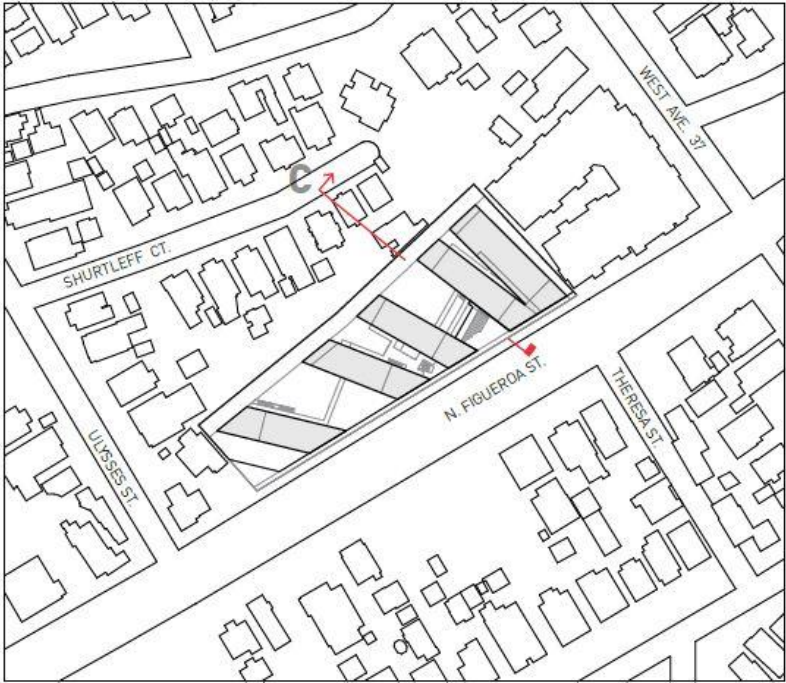
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Section – North/South

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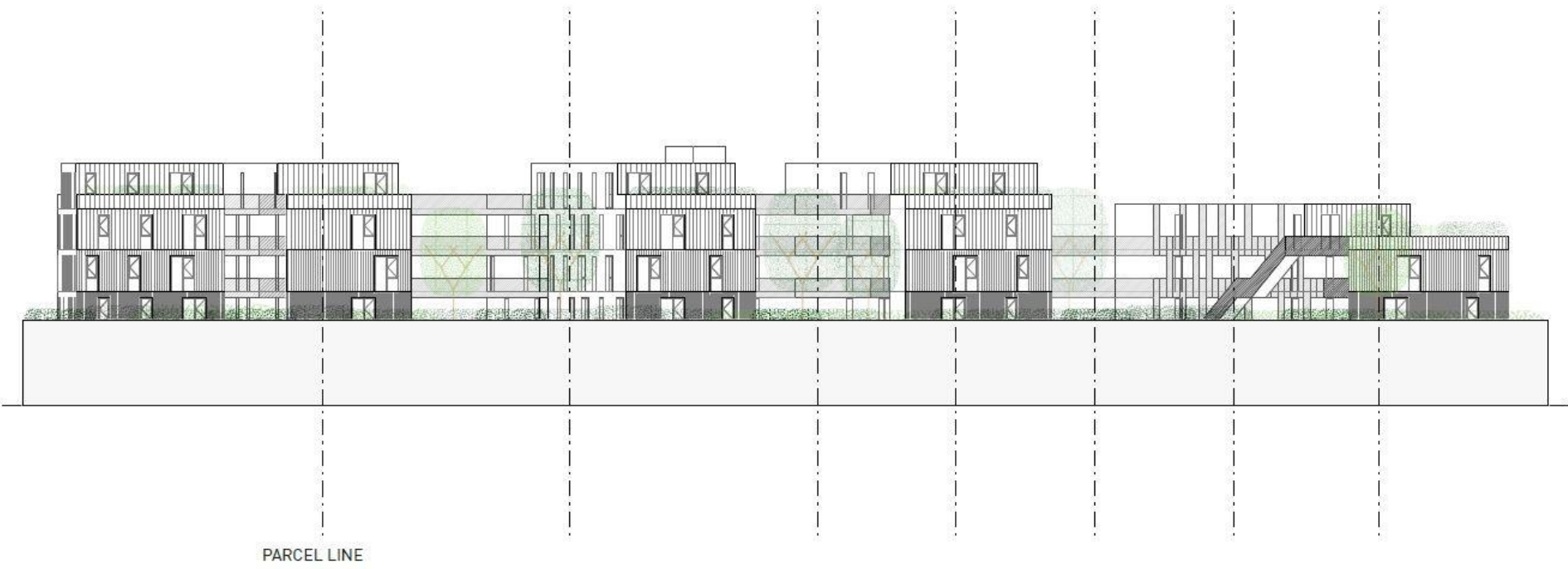


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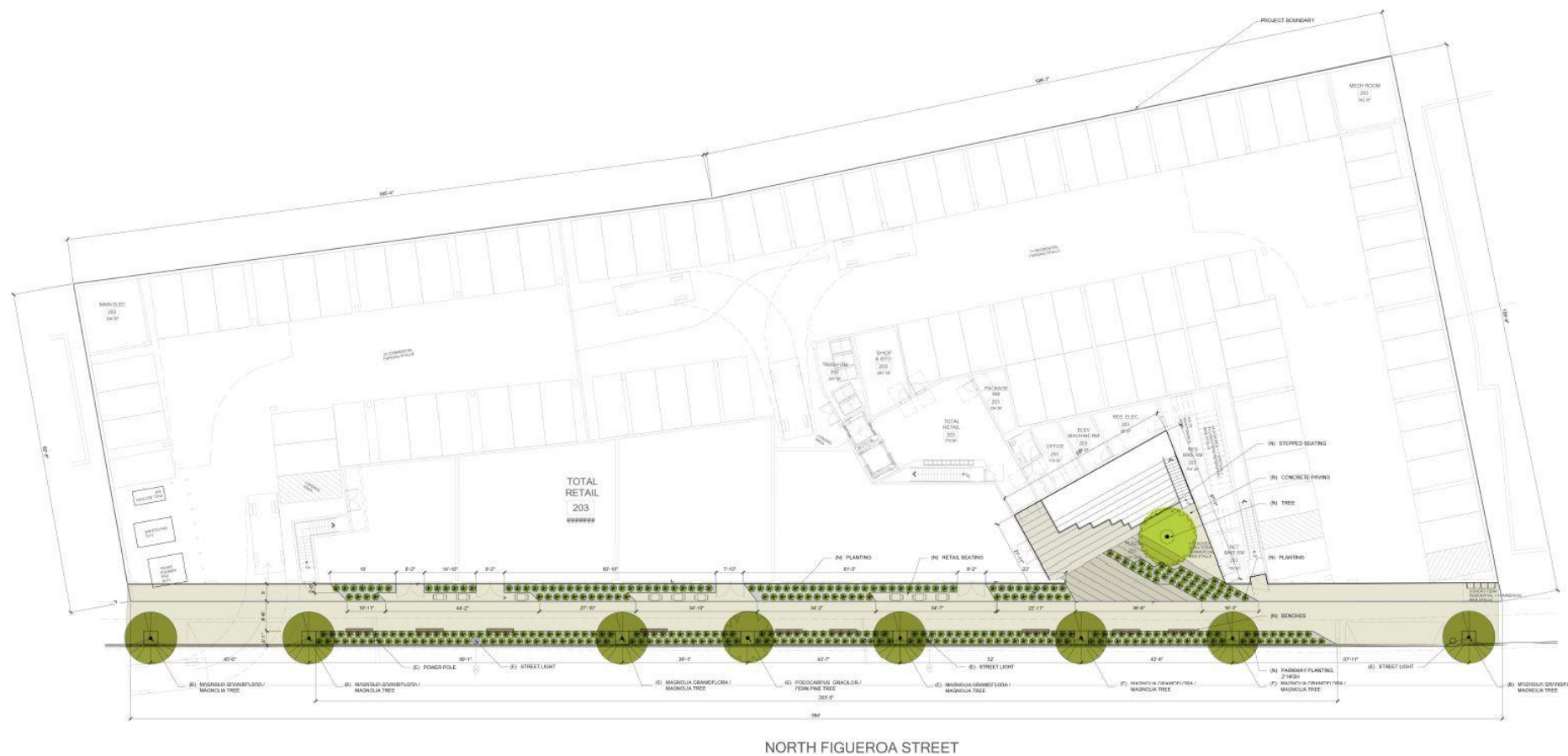


Elevation – Rear

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Landscape Plan – Level 1



Landscape Plan – Level 2



Landscape Plan – Level 4



Landscape Plan – Level 5



Public Plaza and Retail

PLAZA SPACE & RETAIL



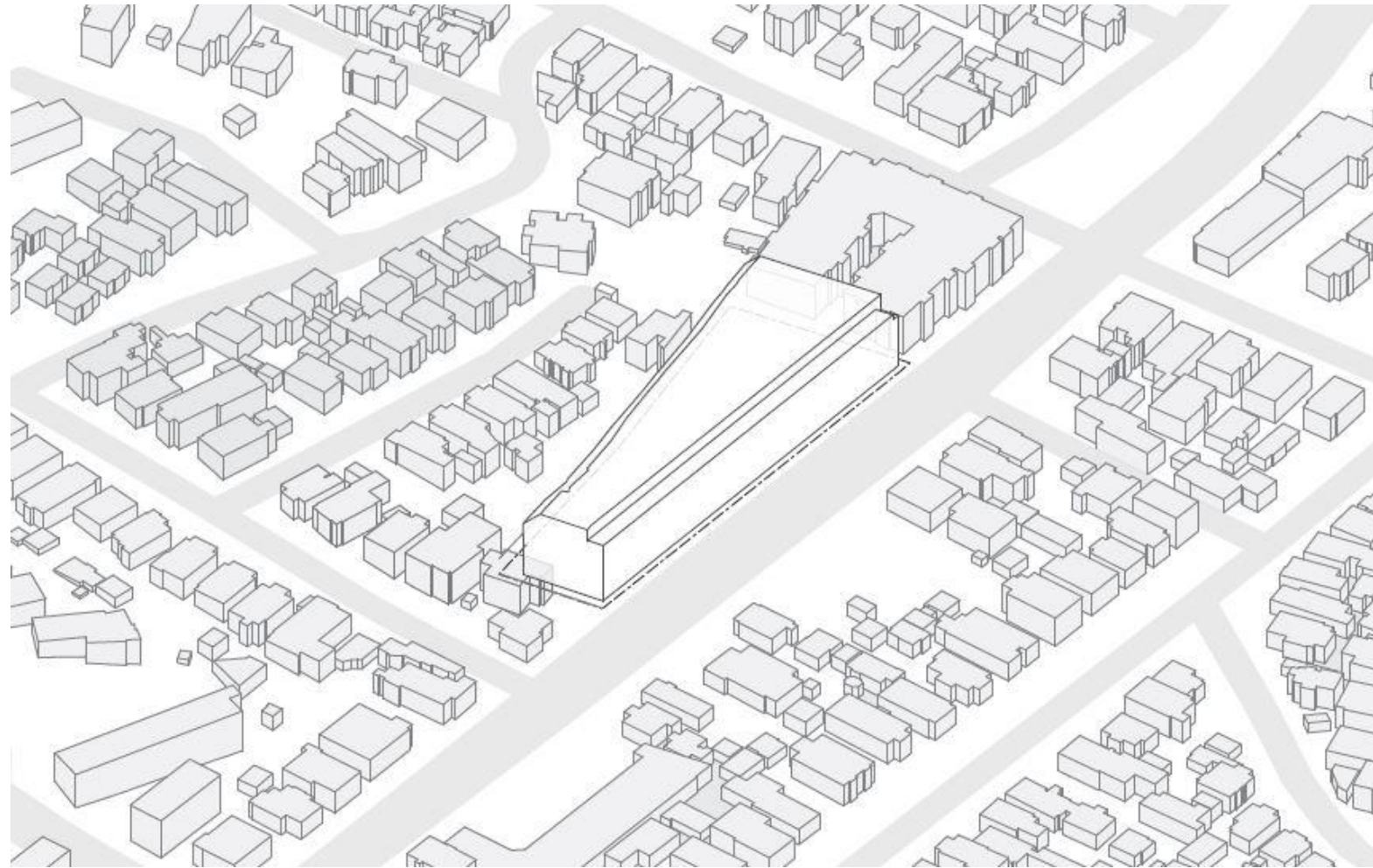
Additional Rendering



Additional Rendering



Allowable Building Envelope



**Allowed Maximum
Floor Area: 177,042 SF**

Proposed Building Envelope



**Proposed Floor Area:
66,997 SF**

Community Outreach – What We Heard

- Adequate on-site parking for tenants and guests
- Parking for construction workers that does not result in parking on residential streets
- Traffic impact on Figueroa
- Environmental Analyses
- Massing and scale of the project / Change of community character
- View / privacy impacts for northerly adjacent neighbors
- Lack of public / community benefits
- Pedestrian safety during construction
- Geo stability of the hillside during construction
- Pedestrian safety and connection to Gold Line

Community Outreach – Responses

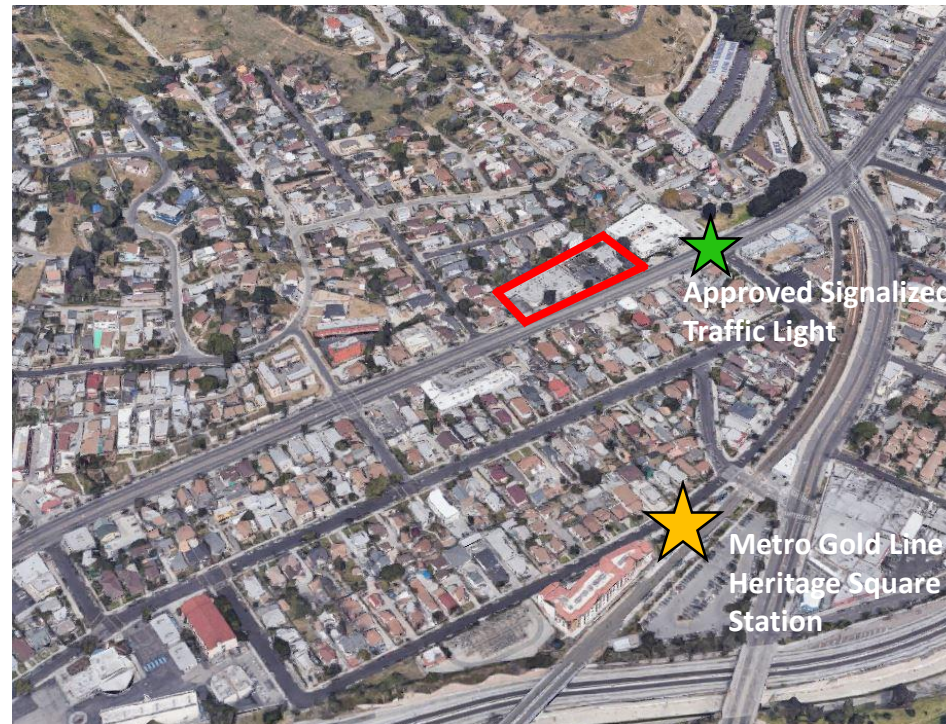
- The project is providing more parking than required for the retail component of the project and is not maxing out the TOC Tier 3 parking reduction allowed. Retail parking will be available for residential guests in the evening.
- We will ensure that construction workers not park on residential streets.
- Traffic study approved by LADOT shows that there will be no significant traffic impacts as a result of the project, including AM and PM peak periods.
- The Categorical Exemption technical studies and findings are in draft form and will be shared with the public once reviewed by the Department of City Planning.
- Project has been designed to comply with the Glassell Park / Cypress Park CDO and is below allowable FAR.

Community Outreach – Responses

- Thoughtful design of project **intended to preserve view corridors to the extent possible**. **Setbacks and landscaping** have been incorporated to minimize impacts.
- A Construction Mitigation Plan will be reviewed and approved by LADBS which will include **pedestrian safety measures** during construction.
- **Temporary shoring** will be utilized during construction that will be replaced by **permanent retaining walls**. All of this requires sign off and approval from LADBS.
- The project team is working with Council District 1 and LADOT to identify ways that the project can contribute to **planned pedestrian safety and connectivity improvements** for the area.

Potential Community Benefits

- City of Los Angeles Department of Transportation – Vision Zero Program – Several Proposed Traffic and Safety Improvements along the North Figueroa Corridor
- Approved Signalized Traffic Light and Pedestrian Crossing at Intersection of Avenue 37 and Figueroa Street
 - Proposed financial contribution to this signalized traffic light and pedestrian crossing



PLAZA SPACE & RETAIL



Questions?

THANK YOU!