

Hearing Officer

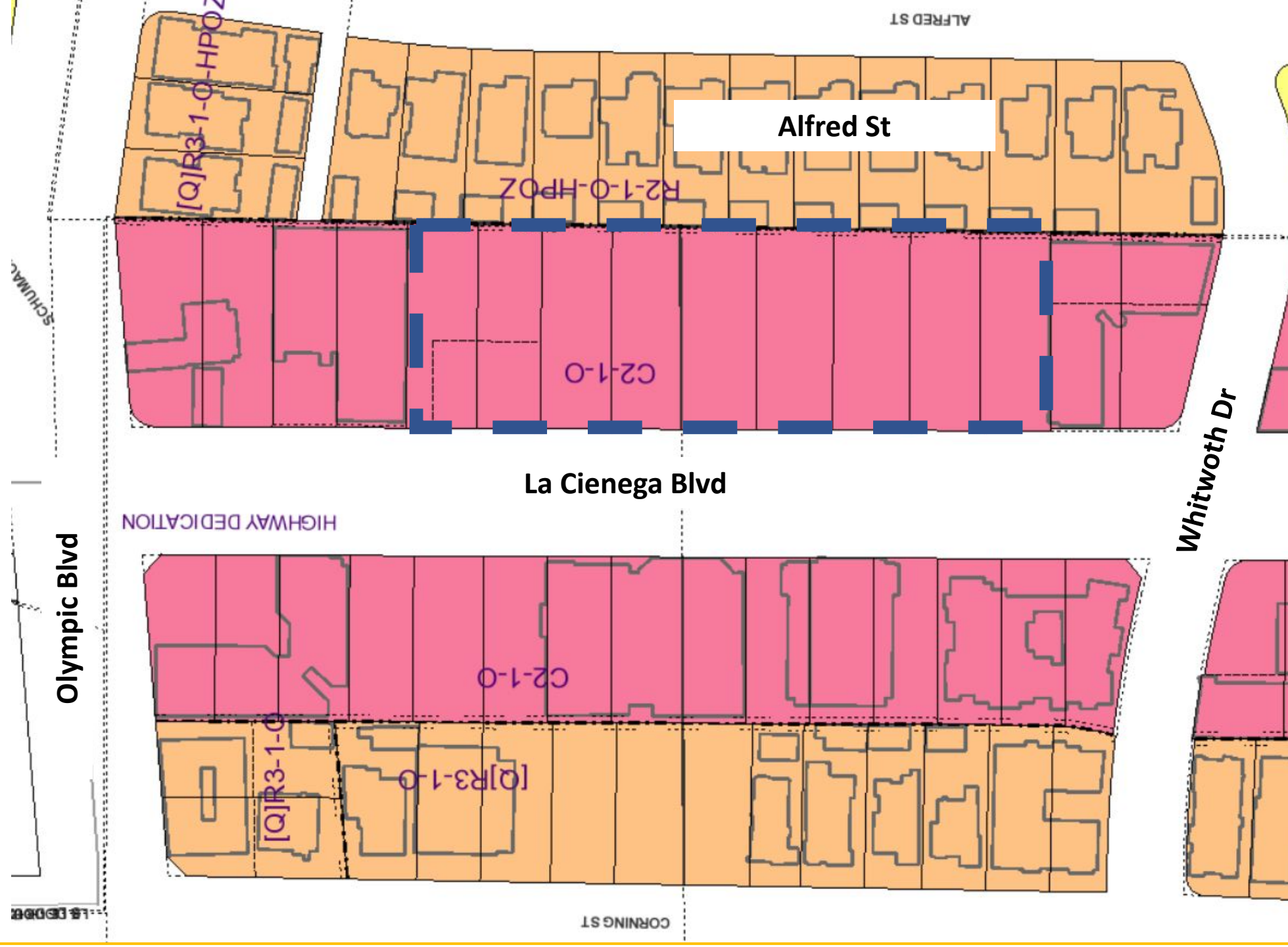
June 13, 2023

1050 La Cienega

Case #: DIR-2022-2279-TOC-SPR-VHCA

1050 La Cienega

# Project Overview



Alfred St

La Cienega Blvd

Olympic Blvd

Whitwoth Dr

HIGHWAY DEDICATION

[Q]R3-1-O-HP0Z

R2-1-O-HP0Z

C2-1-O

C2-1-O

[Q]R3-1-O

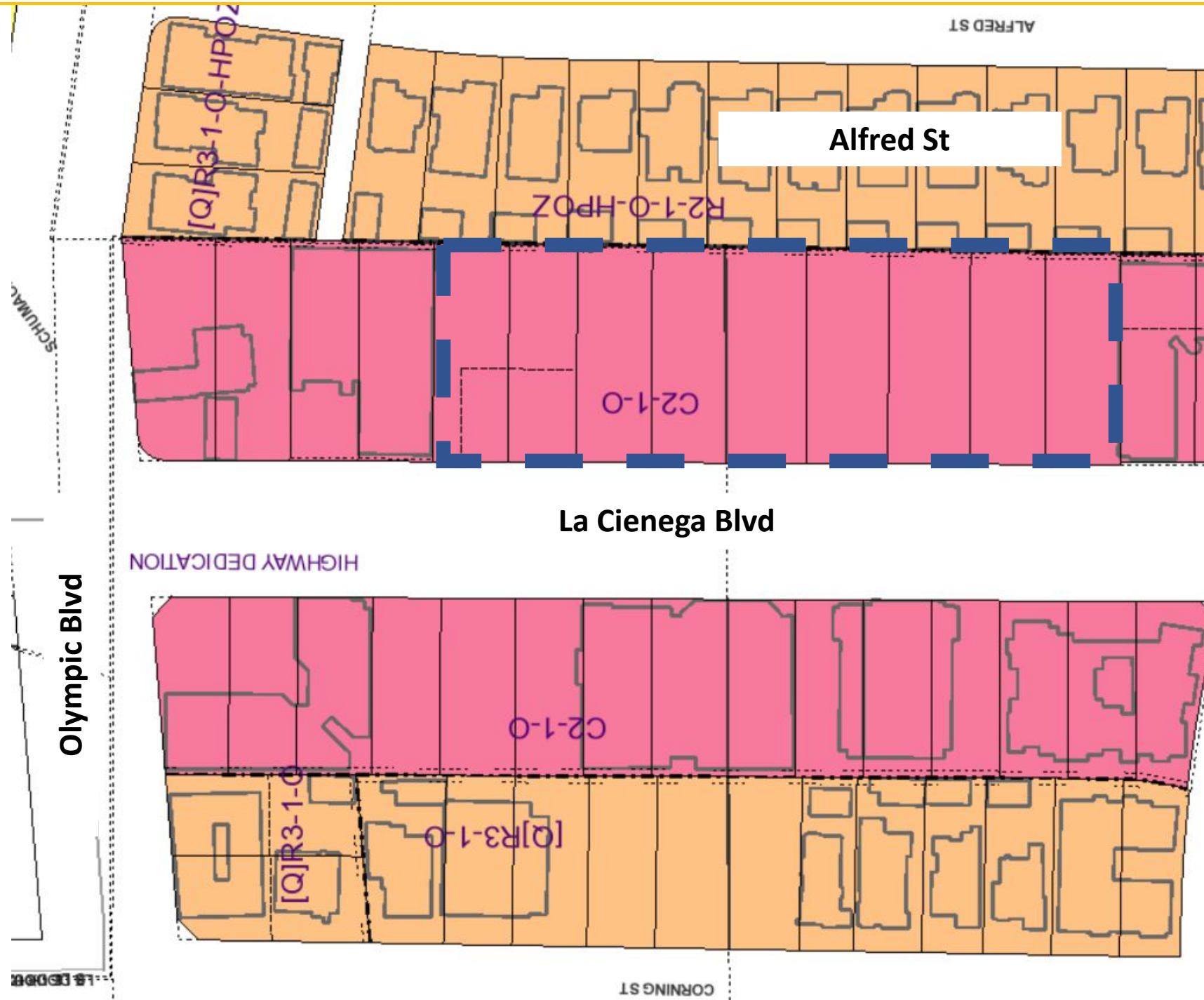
[Q]R3-1-O

ALFRED ST

SCHUMAC

CORNING ST

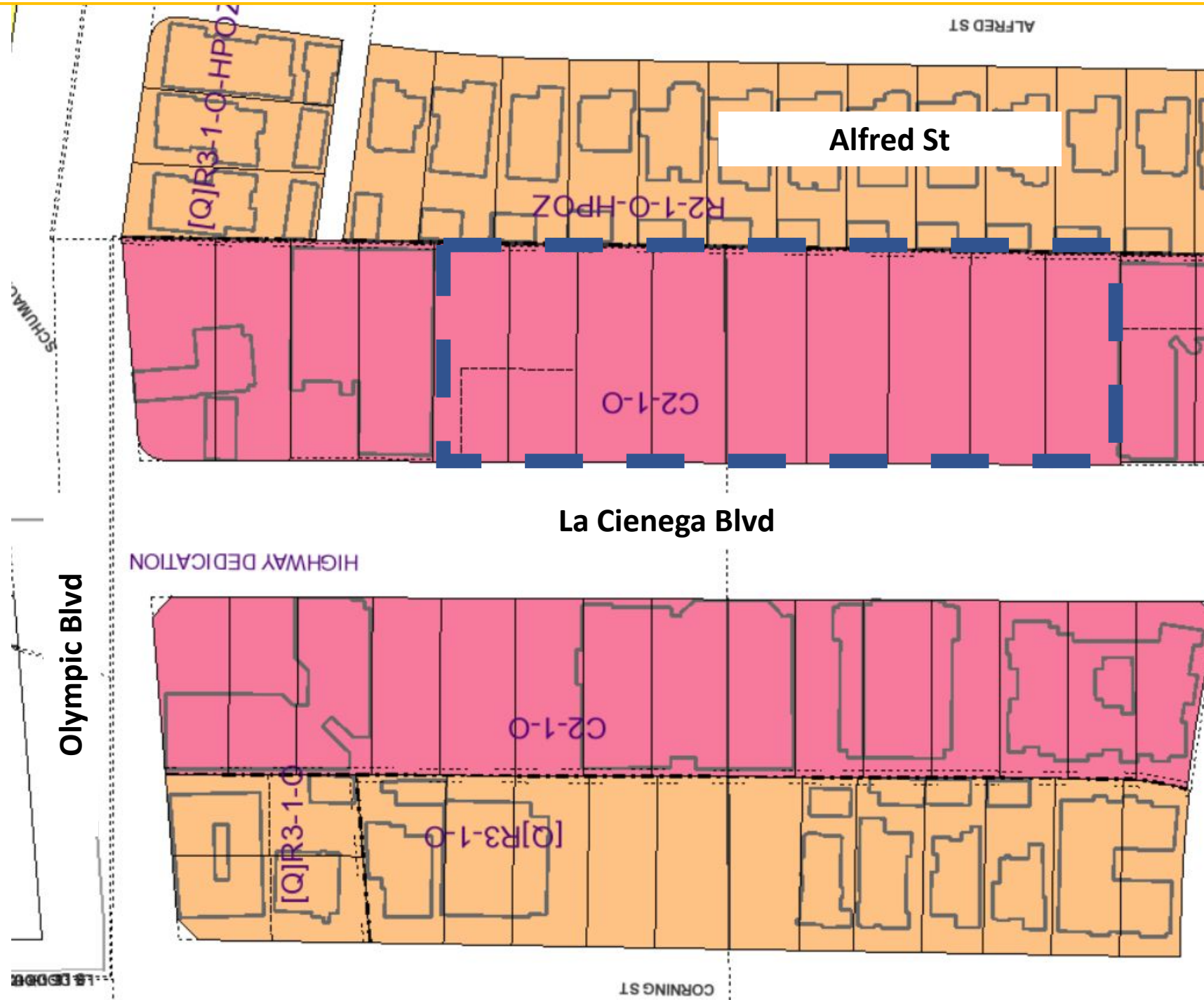
LA CIENEGA BLVD



### Existing Zoning

- C2-1 Zone
- Transit Oriented Communities Incentives – Tier 3
- Height limit: None
- Floor Area Ratio (FAR): 3.75
- Maximum 340 units
- Minimum 0.5 parking stalls per unit – state law, 0 per unit
- Up to 3 additional incentives





## Entitlements

- Site Plan Review
- TOC Tier 3 Base Incentives:
  - Up to a 70% increase in density
  - FAR of 3.75:1 in a Commercial Zone
- TOC Additional Incentives:
  - RAS3 zone yard requirements
- SCEA approved November 2022





# Project Description

- 4,500 SF pocket park
- 290 units
  - 29 extremely low income
- Initial Proposal
  - 7,500 SF community-serving retail
  - 28 stories / 335 feet
  - 426 parking stalls
- Revised Proposal
  - 4,100 SF community-serving retail
  - 24 stories / 264 feet
  - 412 parking stalls



# Initial Proposal



Building Height – 28 stories / 335'  
Podium height – 3 stories / 38'  
Distance from podium to eastern PL – 15' -20'



# Revised Proposal



Building Height – 24 stories / 264'  
Podium height – 2 stories / 25'-6"  
Distance from podium to eastern PL – 28'-33'

Revised



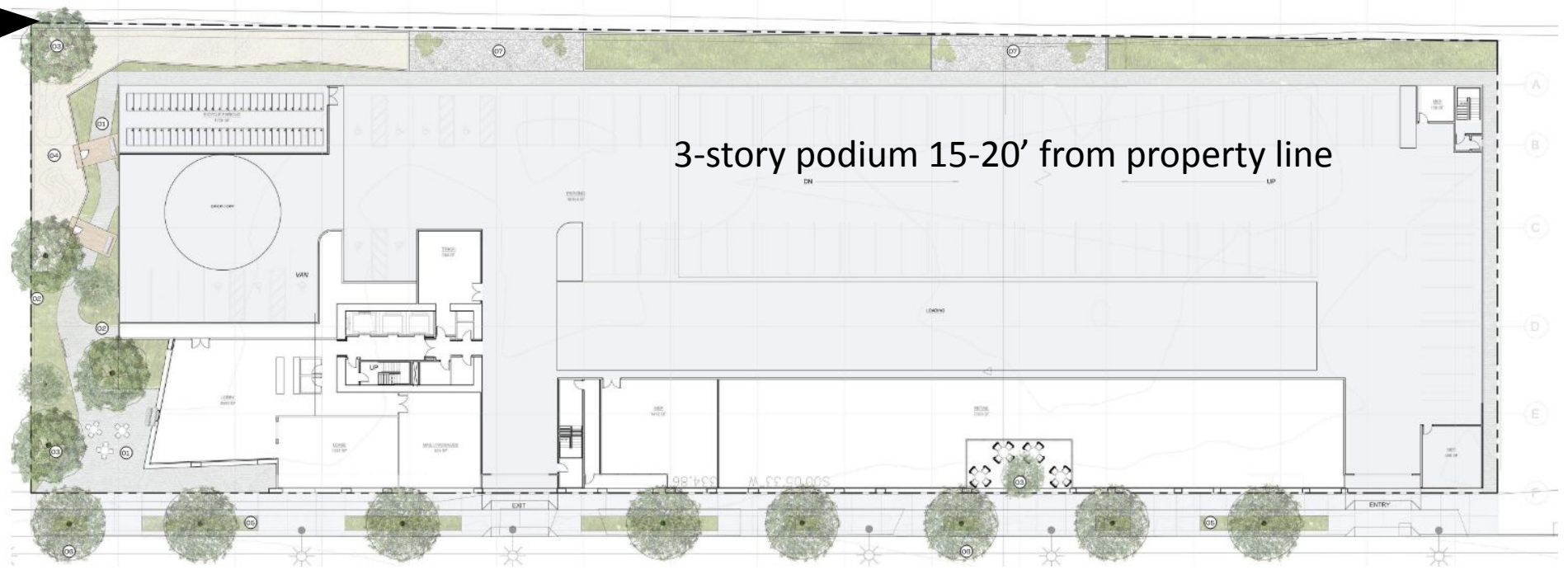
# Revised Proposal



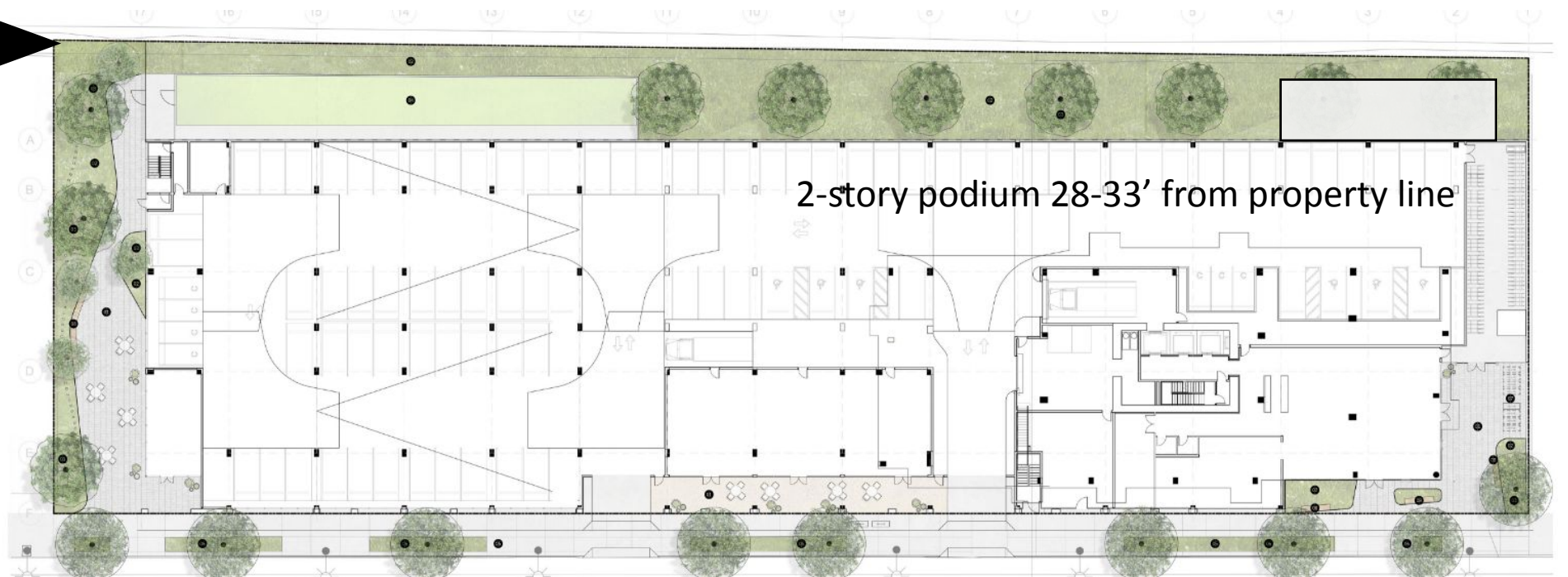


Initial

Property line with Alfred Street Residences

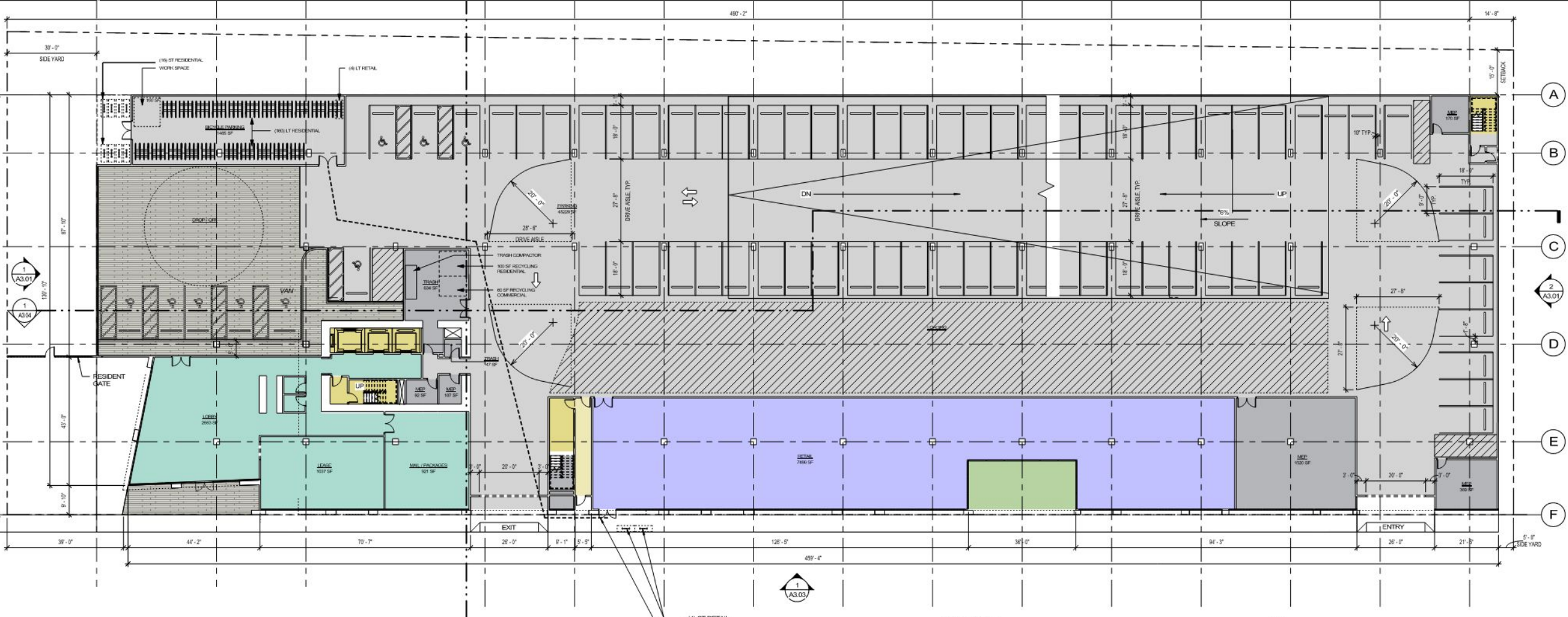


Revised





# Ground Floor Circulation - Initial



(4) ST RETAIL  
181' - 3" LT RETAIL BIKE PARKING TRAVEL DISTANCE

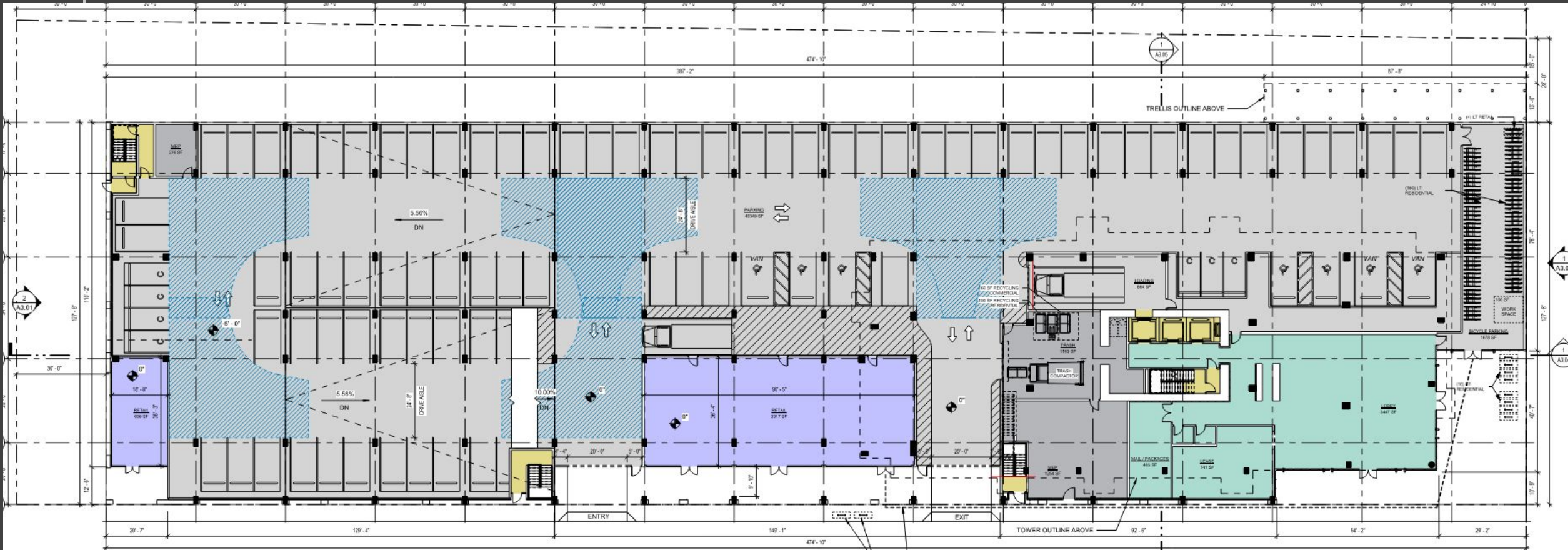
PARKING LEGEND

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	53	11		9	73
LEVEL B1		136			136
					426

**1 LEVEL 01 FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



# Ground Floor Circulation - Revised

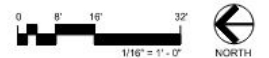


(4) ST RETAIL  
248' - 3"  
LT RETAIL BIKE PARKING  
TRAVEL DISTANCE

**PARKING LEGEND**

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		55			55
LEVEL 02		116		2	118
LEVEL 01	28	58		7	93
LEVEL B1		138	8		146
					412

**1 LEVEL 01 FLOOR PLAN**  
SCALE: 1/16" = 1'-0"





# Summary of Changes

	Initial Proposal	Revised Proposal	Delta
Overall Height (to top of mechanical penthouse)	335'	263-10"	-71' 2"
Podium Height (to finished floor)	38'	25-6"	-12'-6"
Podium rear setback	15' min	28' min	+13'
Retail	7,500 SF	4,100 SF	- 3,400 SF
AM Peak Hour Trips	124	102	-22 (18%)
PM Peak Hour Trips	137	115	-22 (16%)

# Project Sustainability Features

## Water Quality and Conservation

- Planters to provide on-site storm water treatment

## Energy

- Energy Star rated appliances
- 5% of provided parking stalls to be equipped with EV charging stations and 35% to have infrastructure for future EV charging stations
- High albedo roof material to be used to reduce heat island effect

## Air Quality

- MERV 13 filtration for outside and return air

## Landscape

- 74 new trees (9 off-site, 65 on-site) with Water Use Classification of Landscape Species at 'Medium' or lower
- Drought tolerant planting

## Mobility

- (20) short term and over (164) long term bicycle parking spaces
- Walking distance to future Purple Line Metro stop (Wilshire and La Cienega), Metro Route 28 and Route 105



# Neighborhood Protection

- 15-20' tall sound barriers to achieve attenuation of at least 15 dBA erected along eastern boundary adjacent to Alfred Street Residences
- 7' sound barriers to achieve sound attenuation of at least 15 dBA along La Cienega.
- Only one excavator or other heavy earthmoving vehicle permitted to operated at any given time within 50' of Alfred Street residences
- Large earthmoving vehicles to maintain a setback of at least 20' from Alfred Street residences.
- Vibration and structural/architectural monitoring program during excavation to ensure groundborne vibration levels at the property line with Alfred Street residences does not exceed 0.12 inches per second

# Neighborhood Protection

- Minimize obstruction of traffic lanes
- Provide advanced notification of adjacent property owners and occupants of upcoming construction activities, including durations and hours of operation
- Prohibit construction worker parking or equipment parking on adjacent streets
- Prepare a haul route program that specifies construction routes that minimize travel on local streets.
- No construction on Rosh Hashanah or Yom Kippur
- Funding for cut through traffic and pedestrian enhancements
- Dedicated, staffed construction hotline



# Outreach

- South Carthay Neighborhood Association
  - July 14, 2022
  - September 28, 2022
- P.I.C.O. Neighborhood Council
  - Land Use Committee scheduled for June 22nd
  - Full Neighborhood Council Board TBD
- Temple Beth Am and Pressman Academy
  - Multiple meetings with leadership

1050 La Cienega

Thank You