

## FINDINGS/SPECIAL REQUIREMENTS

### CITYWIDE DESIGN GUIDELINES Compliance Review Form



#### Authorizing Provision

The Los Angeles City Planning Commission adopted the Citywide Design Guidelines on October 24, 2019.

#### Purpose

The Citywide Design Guidelines are intended, among other things, to communicate the City's design expectations, facilitate fair and consistent application of design objectives, and to encourage the development of projects appropriate to the context of the City's climate and urban environment.

#### General Information

With the exception of residential projects with four or fewer units, projects utilizing the Permanent Supportive Housing Ordinance, or projects utilizing an applicable State streamlining measure (e.g., SB 35, AB 2162), all projects that are either constructing a new main building or pursuing a Vesting Tentative Tract Map shall complete this Citywide Design Guidelines Compliance Review Form and submit it as part of the project application.

#### Project Information

**Case Number:** \_\_\_\_\_

**Site Address:** 19333 Ventura Blvd. \_\_\_\_\_

**Project Request:** A proposed 4-story, mixed-use, Density Bonus project requesting for off-menu incentives and waivers w/ 3 stories & lofts of 70 apartment units over 8,225 sf ground floor commercial and parking with 1 level of subterranean parking garage; 1 2-bedrm ADU \_\_\_\_\_

#### Instructions

On the following pages, describe how, and to what extent, the project achieves the intent of the Guidelines and/or complies with each of the 10 Citywide Design Guidelines. Identify the Sheet Number(s) of the project plans on which information can be found illustrating alignment with each Guideline. If a particular Guideline is not applicable, please indicate as such below. Example language is provided on the Sample Citywide Design Guidelines Compliance Form (CP-4057).

## PEDESTRIAN-FIRST DESIGN

### Guideline 1: **Promote a safe, comfortable, and accessible pedestrian experience for all.**

The proposed mixed-use project has several elements which encourages pedestrian activity. The ground floor consists of commercial spaces directly accessed from Ventrura Blvd. The residential lobby entrance located in the center of the project fronting Ventura is accessed through a plaza-themed entry. The ground floor areas has been designed with a lot of visibility consistent with the Ventura/Cahuenga Specific Plan. All entrances are ditectly accessed from the street level. The entrances are accentuated by low level lighting enhancing the visibility, promoting a safe and pleasant pedestrian friendly experience.

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### Guideline 2: **Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.**

The project proposes several driveways in order not to degrafe the pedestrian entrance. A one way driveay is proposed along Ventural Blvd for the ground floor parking which is meant for the commercial portion of the project. A separate driveway for this parking level is proposed as a one way exit through the alley at the rear. Additionally, the driveway ramp to the subterranean parking garage for the residential parking and some more commercial parking spaces is located along the alley at the rear. With the limited majority of the vehicular traffic being diverted through the alley and the ground floor driveway entrance located at the nearest corner of the development before the commercial spaces, the pedestrian experience is preserved.

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**Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.**

The project provides wide and tall storefronts creating a direct visual connection with the streetscape.

The ground floor has been designed consistent with the Specific Plan with high ceilings, wide expanses of glass, and landscaping. The plaza-like design creates an active connection between the the street and the project. All the entries are designed with transparency and accessibility to all mobility levels.

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**360 DEGREE DESIGN**

**Guideline 4: Organize and shape projects to recognize and respect surrounding context.**

The proposed project entrances, be it the driveway, commercial or residential entrances, have been designed with clearly legibility. Utilities are located at the rooftop and are screened. The electrical transformer and switch pad have been located at the rear of the project along the alley so as not to create an unsightly view along the project frontage and disrupt the pedestrian experience. The building has been modulated, and the massing broken down to avoid a huge mass spanning the five (5) lots of the proposed project.

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**Guideline 5: Express a clear and coherent architectural idea.**

The proposed project is well articulated with different planes, massing blocks, material finishes and colors.

The combination of stucco, metal cladding, wood-finish movable shutters and glass guardrails creates an interesting interplay of elements, which not only gives character to the development but also provides a sense of permanence.

**Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.**

The project proposes several amenities located at different levels within the project. A large courtyard is located at 2nd floor podium which can be directly accessed from the gym and recreation room centrally located at this floor.

In addition, a roof deck is located at the 4th floor mezzanine level where users can experience the view of the valley skyline.

**Guideline 7: Carefully arrange design elements and uses to protect site users.**

The project is designed with easily distinguishable entrances for user convenience and safety.

Entrances to the project are designed with lighting that highlights these areas at the same time provides a sense of security to encourage pedestrian activity at any time of the day. Units facing the alley and the 101 Freeway have been designed such that their openings do not face the freeway wherever possible to limit the exposure to the adjacent source of noise. Landscape buffers are also proposed as additional protection for users.

**CLIMATE-ADAPTED DESIGN**

**Guideline 8: Protect the site's unique natural resources and features.**

All five (5) lots of the project site are presently developed with commercial structures and parking lots.

There are no existing trees or water elements that the proposed project compromises.



**Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.**

South-facing units, where possible, have been designed to limit openings along the South and limit heat gain.

Movable shutters are proposed along the South-facing balconies for better sun shading. Deep, stacking balconies naturally create a sunshading effect to limit heat gain and direct sunlight without compromising natural lighting.

Upper floors have been designed with canopies for shade.

**Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.**

Biofiltration planters are proposed to capture rainwater for irrigation and prevent stormwater runoff. Native landscaping and drought tolerant plant species are likewise proposed in these planters, as well as throughout the project.