



**APPLICATIONS:**

**SITE PLAN REVIEW SUPPLEMENTAL APPLICATION**

Case No. DIR \_\_\_\_\_ SPR

Project Name / Address \_\_\_\_\_

**SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:**

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.
- A single-family residential development with a cumulative Residential Floor Area of 17,500 square feet or larger located in the Hillside Construction Regulation "HCR" Supplemental Use District.

**Project Description** - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

Height: \_\_\_\_\_ Feet \_\_\_\_\_ Stories

PROJECT	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet below)			RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Uses			Units/Rooms	Square Feet	
Existing Development						
Demolition ( & )						
New Construction ( % )						
Net Change ( √ )						
Total Project						

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route ?
		Less Than 3	3 Rooms	More than 3	
Standard					
Senior Citizen					
Affordable (LAMC 12.22A25d)					

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided

Does the Project have existing non-conforming parking rights?       Yes (Explain)       No

Is any portion within a parking structure?       Yes (Describe)       No

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space			
Common Open Space			
Landscaped Area in Common Open Space			
Total Open Space			100 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

**Describe Recreational Amenities:**

**Site Plan Review Findings:**

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

## 5<sup>TH</sup> AND CENTRE STREET MIXED-USE PROJECT

### SITE PLAN REVIEW FINDINGS

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.

Please refer to the attached Land Use Policy Consistency Assessment.

2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The project's architectural idea starts with a simple "M" shape that provides a balance of massing on the site that then is sculpted, layered and detailed to fit its locational parameters, (i.e. major corners, entrances, plazas, retail frontages, access points). The design of the project actively engages with the street and public space while maintaining human scale in a variety of designs. The designed building mass carves out the main podium courtyard and plaza along 6th Street and focuses the majority of building mass along Centre and 5th Streets to respect the lower scaled commercial buildings across the project site on 6th street while remaining compatible with other mid-rise buildings along 5<sup>th</sup> and Centre Streets. The project emphasizes the 35' high façade step back, providing a strong pedestrian scaled base along the ground floor facades. The retail/commercial non-reflective transparent glazing provides activity along the sidewalk to make the walkability of the site enhanced and more exciting.

The proposed project promotes a safe, comfortable & accessible pedestrian experience by providing a cohesive design that promotes a high standard of access, mobility and connection to the surrounding neighborhood. The project is designed to provide large publicly accessible open space plazas at the corner of 5th and Centre and 6th and Center, dedicated circulation routes throughout the sides and within the project site as well as key access points along 5th Street and Centre Street that connect visitors and residents to the retail / commercial, outdoor spaces, residences above and parking below. The corners of the project are defined in a strong architectural style for wayfinding and place-making for the project's overall design.

Resident and visitor vehicular access is provided on 5<sup>th</sup> and Centre Streets and parking is available on the ground levels and two subterranean levels. Availability of off-street parking minimizes demand for on-street parking. In addition, loading spaces are provided within the building, thereby reducing truck offloading activities on local streets.

The project also proposes new street trees throughout the site to promote an enhanced street experience. Proposed street trees and plantings are consistent with those found throughout the San Pedro area and will be drought tolerant. Trees are designed and placed to maximize shade

and provide passive cooling. Lush landscaping on the 3<sup>rd</sup> level residential deck also enhances public views from across 6<sup>th</sup> Street.

3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The proposed project incorporates 17,913 square feet of common open and recreational space for residents, as well as 6,267 square feet of publicly accessible open space. Residents will have access to a resort-style amenity deck on the 3rd floor that includes a swimming pool, spa, lounging areas next to the pool and more secluded passive areas for quieter activities. The amenity deck also includes bbq's and chairs and tables for social gatherings.

In addition, the ground floor of the building will encompass a retail/commercial services for the residents. Adjacent to the retail/commercial areas, landscaped publicly accessible plazas are featured along 6<sup>th</sup> Street and the corner of 5<sup>th</sup> and Centre Streets.