



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 less units, projects utilizing the PSH ordinance, or projects utilizing an applicable State streamlining measure (SB 35, SB 2162), all projects that are either constructing a new main building or pursuing a vesting tract map shall complete this Citywide Design Guidelines Compliance Form CP-4056 and submit it as part of the project application.

Project Information

Case Number: _____ Site Address: 1485-1493 & 1501 W. Sunset Blvd.

Project Request: _____

Instructions

Please provide a short paragraph describing how, and to what extent, the project has complied with each of the ten [Citywide Design Guidelines](#). Indicate how the project achieves the intent of the Guidelines and provide information as to the appropriate sheet number(s) on which information can be found illustrating alignment with each Guideline. If a particular guideline is not applicable please indicate this in the appropriate box. 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 project provides for the safety, comfort, and accessibility of pedestrians in a number of ways. First, it separates pedestrian access from vehicular access by providing direct restaurant access from Sunset Blvd and resident access via the residential lobby facing the merged McDuff Street. Second, it maintains the sidewalk and stairway connecting Sunset Blvd. to the residential neighborhoods to the north on Laveta Terrace and McDuff Street. Third, it maintains the existing sidewalk on Sunset Blvd. and enhances it with new street trees. See Sheets A100, A101, A500, A501, A502.

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

Vehicular access to the project site is provided at the existing intersection of Sunset Blvd. and McDuff Street, which would be merged as part of the project. Within the project site, vehicles would enter the parking area via driveways toward the back of the project site, while all pedestrian access would be on Sunset Blvd. and further toward the front of the project site. Therefore, there would be no conflict between pedestrians and vehicles. See Sheets A100, A101, A108, A109.

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

The project's restaurant spaces, which would face Sunset Blvd., would help to provide walkable community-serving amenities for the neighborhood. These would help to activate the pedestrian district consistent with the goals of the Mobility Plan. The covered outdoor dining area facing Sunset Blvd. would add a human scale element to the pedestrian experience and create a visual connection between the sidewalk and the restaurant spaces. Movable storefront would create an indoor / outdoor environment for the restaurant spaces. See Sheets A411, A500, A501, A502.

360 DEGREE DESIGN

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

Due to the existing topography, the project's building mass would appear to be 3-4 stories tall viewed from the residential lots to the north, whereas it would be perceived as a 5-6 story building from Sunset Blvd. The building mass facing Sunset Blvd. steps down and creates a roof terrace with a view of the street activities below. Taller parapets on the north side would screen all the rooftop equipment and minimize noise transmission to the residential neighbors to the north. See Sheets A300, A301, A302, A303, A 500, A501, A504.

Guideline 5: Express a clear and coherent architectural idea.

The project's design proposes two distinct parts. The first part that faces Sunset Blvd. responds to the commercial character of Sunset Blvd., and it incorporates cool color palette and materials (blue, green, grey, glass & metal). With the ground level restaurants and the step down on the 5th level, as well as material and color treatment, it sets itself apart from the rear part of the building. The norther portion of the project responds to the residential aspect of the site with warmer color palette and materials (creme, brown, stucco, & fiber cement siding). See Sheets A300, A301, A302, A303, A500, A501, A502, L-1, L-2.

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

The community-serving restaurants on the ground level with their covered outdoor dining spaces and movable storefront that ties indoor / outdoor would activate the street and create an inviting environment for the pedestrians. The roof terrace at the 5th level facing Sunset Blvd. would provide a further visual connection between the project's gathering space and activities on Sunset Blvd. See Sheets A107, A410, A411, L-1, L-2, L-3, L-4.

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

The project proposes two outdoor amenity areas. The podium courtyard with an adjacent indoor recreation room and an outdoor pool is centrally located for easy access to all the residents, and it would be a sanctuary from the noise generated from Sunset Blvd. Street trees and a planting strip along Sunset would provide a buffer from traffic noise for the restaurant users and residents alike. The landscaped roof terrace at the 5th level takes full advantage of southern exposure and creates an outdoor living space above Sunset Blvd. but with a visual connection to street activities below. The roof terrace would also provide a view of the hill on the south side of Sunset Blvd. with 1-2 story single and multi-family homes nestled in greenery. See Sheets A107, A410, A411, A500, A501, A502, L-1, L-2, L-3, L-4.

CLIMATE-ADAPTED DESIGN

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

The retaining walls along the northern project boundary are necessary to make the project feasible, and they comply with the city's requirements and limitations. There are no existing trees to be preserved.

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

Street trees along Sunset Blvd. provide shade for the restaurant users on the ground level, and potted shade trees on the 5th level roof terrace serve a similar purpose for the residents using the amenity space. A continuous canopy over the ground level restaurants on the south and west sides would provide protection from the sun and rain. All the units would be equipped with operable windows / doors for natural light and ventilation. See Sheets L-1, L-2, L-3, L-4.

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

Green features such as capture and use systems for rainwater harvesting and biofiltration planters designed with capture and use components will be incorporated into the design in alignment with low impact development (LID) guidelines. These features will promote stormwater runoff treatment, mitigation of stormwater runoff volume, and will promote habitat. The projects' landscape architect would work with Bureau of Street Services' Urban Forestry Division in selecting street trees that are suitable for the climate and capable of attaining large canopy size. A planting strip along the sidewalk on Sunset Blvd. would provide a landscaped buffer for the ground level restaurant spaces. See Sheets L-1, L-2, L-3, L-4, L-5.
