

Council District #10
1819 S. Western Ave.
Los Angeles, CA 90006
Att: Elizabeth Carlin / Jordan Beroukhim

Re: Architect's Responses to the Comments from the Neighbors

Project: E.K. Art Gallery & Learning Center
Address: 1125 Crenshaw Blvd., Los Angeles, CA
ZA-2016-2604-ZAD

Dear Ms. Carlin,

We have reviewed public comments which were received by Council Office regarding our proposed project, E.K. Art Gallery & Learning Center, located at 1125 Crenshaw Blvd. We appreciate neighbors' comments and prepared our responses as below. We hope it should help our neighbors to understand our design intent clearer and relieve their concerns on the proposed development.

1. Comment #1:

Proposed building is too large and tall compared to nearby structure and will have negative impact on neighboring residential along the Victoria Park.

Response:

Zoning classification of the project property is C2-1, which allows construction of commercial building with maximum FAR of 1.5:1. Total area of proposed building is approximately 48,000 sq.ft. which is less than 52,500 sq.ft., maximum allowable floor area per zoning code.

In regards to the building height, although project property is in transitional height zone, building can be constructed up to 61'-0", which is normally 4 or 5 stories, by right.

In case building is developed by right, there should be no big difference in size and height of the structure.

2. Comment #2:

Consider underground parking to eliminating upper level parking.

Response:

We considered underground parking from the early stage of the project but found out it is not a feasible option due to the storm drain easement running diagonally across the property.

Top elevation of the storm drain easement is approximated 6 feet from the ground elevation and it is impossible to have underground structure over the easement.

3. Comment #3:

Building is too close to the property.

Response:

Zoning code does not require setback for the commercial development. We voluntarily setback the structure 3'-0" to have landscape buffer. There will be 15'-0" setback from the 2nd floor. Wall line of 3rd and 4th floor will be located 49'-

0" from the property line. Each setback area is designed to have ample landscape blocking visual interruption and noise from the proposed building.

If project is developed by right, it would be harder to create landscape buffer due to the height limits.

4. Comment #4

Upper level parking would cast negative impact on abutting R-1 residential.

Response:

2nd level parking is inevitable since we cannot develop underground parking. Zoning code also does not prohibit 2nd level parking next to the residential zone. We implemented following design to minimize negative impact on the neighbors.

- Enclosed parking structure: approximately 2/3 of parking structure will be enclosed and provide complete visual isolation from the parking structure.
- 6'-0" height parapet wall along the open parking area: 6'-0" parapet wall should be high enough to prevent any visual interference with residential area.
- Landscape buffer: Proposed tall trees along the west property line should provide additional buffering between parking structure and residential.

5. Comment #5

Proposed project might need an EIR and full CEQA review.

Response:

Initial environmental impact assessment does not found any significant and project was issued a Categorical Exemption, Class 32. A full traffic study also submitted and reviewed by Department of Transportation. No significant impact was identified and report was approved.

6. Comment #6

There will be privacy infringement due to 4th floor residential and outdoor patio.

Response:

Stepped building profile will efficiently blocking sight line from the 4th floor even not considering landscape. (See attached sightline diagram) Residents from the 4th floor should see only roof of the residential structure and could not see the backyard.

7. Comment #7

There might not be enough parking / Concerns about overflow parking.

Response:

The Number of required parking is calculated per zoning ordinance and no variance has been requested in terms of parking requirements. Substitution of required parking spaces by bike parking is allowed by code and encourage by planning department. We expect efficient use of bike parking due to the nature of the proposed facility. Also peak hours for the major usages, such as restaurant and classes, are not overlapped each other.

In regards to the overflow parking, since access to the facility is limited to the entrance from the Crenshaw Blvd, there should be no possibility of overflow parking along Victoria ave.

8. Comment #8

There should be noise and privacy interruption due to the use and layout of the building.

Response

Commercial development at the site is rightful activity of the property owner and all our proposed uses are allowed by zoning code. We do not file any variance or conditional use permit in regards to the use of the building.

We believe noise and privacy interruption could be properly mitigated by various design solutions as suggested. The types of activities and use time within outdoor patio space would be strictly controlled.

Conclusion

Project property is classified as C2-1, which allows commercial development of 61'-0" in height and 52,000 sq.ft. in area. Our proposed design is little higher than allowable height to comply flood zone requirement. Portion of 3rd & 4th floor are also encroaching height limitation in order to avoid long linear shape blocking entire property. We strongly believe our design creates much more attractive environment with ample landscape, minimizing negative impact on the abutting neighborhood when compared to possible building design strictly followed by height limitation by zoning code.

Also, please remember problems caused by existing building. We can proudly say that our project will dramatically enhance its surrounding neighbors by sophisticated building design as well as providing community oriented usages.

If you have further questions regarding our project, please feel free to contact us.

Thank you



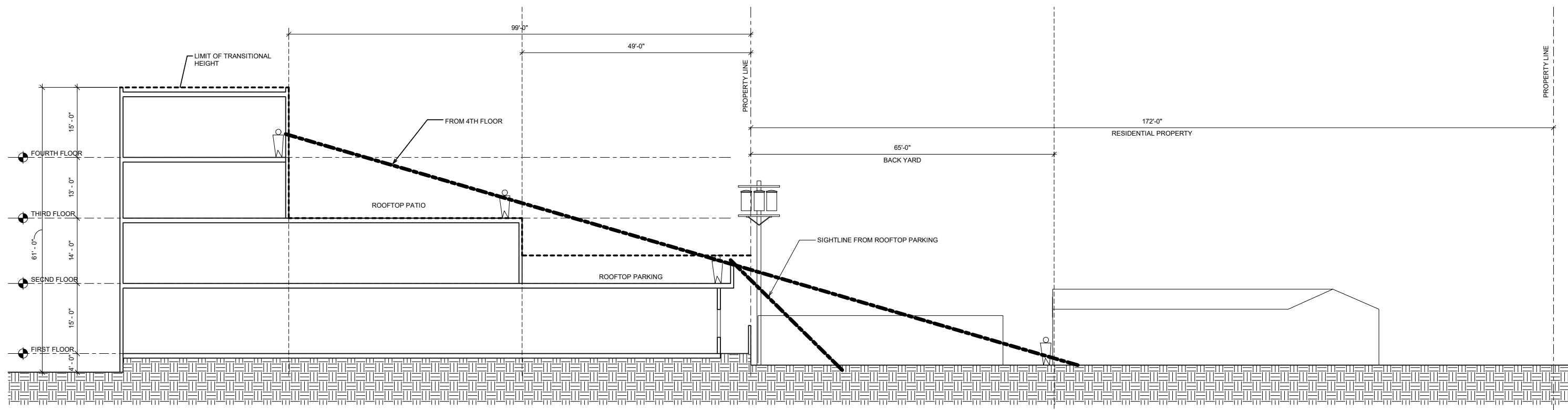
Daniel D. Kim
NCARB, LEED AP
Principal
DGB+Line

Attachment:

- Bird's Eye Rendering for the Back of the proposed Building
- Building Cross Section with Sight Line Diagram
- Building Cross Section with Sight Line Diagram (By Right Option)



1. **Stepped height transition:** Building height is increased in stepped manner to avoid abrupt height change while providing visual relief.
2. **Masonry fence wall:** Existing masonry fence wall will be repaired while providing solid blocking of any direct noise or vehicular light from the ground level parking.
3. **Landscape Setback:** 3'-0" of voluntary landscape set back is proposed to emphasize green environment along the property line. Giant timer bamboo is proposed as a function of green screen between parking and residential properties.
4. **Additional landscape at each floor level:** There will be plentiful landscape areas at each floor level providing additional visual/ noise screen from the facility.
5. **Louvered opening at upper parking level:** Openings at upper parking (mezzanine) level will be covered with metal louver which will minimize sight / noise from the parking level.
6. **Loggia at second floor:** Loggia is proposed along the entire east side at second level, which will function as buffering zone. Access to the loggia is to be limited for the maintenance purpose only.



① BY RIGHT-SECTION
 1/8" = 1'-0"