

An architectural rendering of a modern, multi-story building. The building features a mix of light-colored panels and large windows. On the ground floor, there is a parking garage with a car visible inside, and a senior community center entrance. The entrance has a sign that reads "ROBERTSON SENIOR COMMUNITY" and "3862". There are people walking on the sidewalk, a person on a bicycle, and a dog. The sky is blue with some clouds.

DESIGN AND NAVIGATING ENTITLEMENTS

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KFA Architecture

Monica Rodriguez, Senior Project Architect
House & Robertson Architects

SCANPH

WHERE WE ARE TODAY

Public officials (and architects!) are in the middle of a tug o' war between constituents' quality of life issues on one side, and the need for low cost, affordable housing on the other, both of which are in the public interest.

**PUBLIC
INTEREST!**



**PUBLIC
INTEREST!**

**PUBLIC
OFFICIALS**



Design

THE BIG PICTURE

In an environment of State mandated densities with increasing availability of incentives and waivers, thoughtful design can help mitigate adverse affects on city planning efforts and neighborhood character.

These include affects on height, setbacks, parking, design review, open space, and floor-area ratio (FAR), etc. Most of these things are sensitive to existing residents.

LEARNING OBJECTIVES

- Identify key areas of opportunities for design input by public officials in the development of affordable housing projects in their districts and neighborhoods.
- Understand the design process during conceptual design and entitlements, and the importance of these phases in project cost trajectory
- Become familiar with basic design tools that do not diminish density, avoid unnecessary costs, and help projects meet community standards and design goals
- Learn how prescriptive design guidelines can be made more flexible and still meet their intent and be good design

THE DESIGN PROCESS

The Phases of the Design Process

- Site Identification, Vision and Pro Forma Design Analysis - “What fits,” “Due Diligence,” “Yield Study,” “Site Analysis” and entitlements path exploration
- Site and Program commitment from owner/developer
- Entitlements and Funding Submittals/Approvals - Conceptual Design, including program/architectural development, entitlements path and execution, sustainability approach, and budgeting. Funding pipelines locked in. Start of community outreach.
- Schematic Design “SD” (including MEP, Structural and Civil design, and early costing)
- Design Development “DD” (including continuing costing, coordination, and early “VE”)
- Construction Documents “CDs” - Part I (including plan check submittal, advanced costing and VE, advanced coordination)
- Construction Documents - Part II (including permitting, final bidding, funding, and contracting)

PHASES OF DESIGN PROCESS

- Site Identification, Vision and Pro Forma Design Analysis - “What fits,” “Due Diligence,” “Yield Study,” “Site Analysis” and entitlements path exploration
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Early stages are best time to effect positive change and to avoid delays and backtracking



SITE ANALYSIS AND CONCEPTUAL DESIGN

PLANNING AND ZONING CONSIDERATIONS

- Base Zone guidelines, including density, height, setbacks, etc.
- Specific Plans and Overlays - e.g. the SNAP, HPOZs, Central City West, Long Beach Downtown Plan.
- Adjacencies to Other Zones - adjacent single family zones and open space can affect basic assumptions about a site.
- Development Conditions - similar to Specific Plans and Overlays, these are zone changes that can impose severe restrictions on a parcel - in LA, mind your “Ds” and “Qs”
- Incentive Areas and Programs - e.g. TOC (Transit Oriented Communities), Downtown Housing Incentive Area, QPSH, CPIOs.
- Historic Designations - actual or possible
- And....the State Density Bonus law with all of its additions from recent years



SITE ANALYSIS AND CONCEPTUAL DESIGN

NON-ZONING SITE ANALYSIS

- Slope and soils - both can be variably expensive to work with; flat and sandy are best
- Lot Shape - rectangular is always easier - an otherwise adequate size can be severely compromised by irregular shape
- Wires and Utilities - DWP, Edison and CalOSHA issues can be costly and complex
- Fire Department Access - avoid deep lots with limited access at sides and rear
 - LA County Fire Department requirements can severely limit site feasibility*
- Easements and Highway Dedications
- Faults and other geologic, environmental or hydrologic site issues

Site visits and observations are always enlightening to things you may not notice on Google Maps.



EARLY DESIGN DECISIONS TO CONSIDER

The most efficient housing project has only two stairs, a double loaded corridor, stacking units, and one elevator bank, and every square foot of built space has a use. Anything beyond that – even if they are improvements to the design – will raise costs and be subject to value engineering.

The most common places where design/cost efficiency is lost in the early phases:

- Unstacked units/floors requiring structural and MEP transitions
- Agency requirements for style, articulation, materials, massing and height
- Design concepts that require additional steel and concrete
- Single loaded corridors (despite their benefits!)
- Bridges, cantilevers, long spans
- Design concepts that require excess glazing and doors, or increased floor heights
- Missed program during concept design: transformers, trash handling, accessibility, complete exit systems, fire access, LID, EV parking, solar panels, workable/livable units



EARLY DESIGN DECISIONS TO CONSIDER

MAKE THE MOST OF “FREE” THINGS TO SERVE THE DESIGN:

- Light and air: don't miss opportunities to allow it in
- Space: use your envelope and your land wisely and artfully
- Massing and Proportion: the building's basic shape and the relative scale of its pieces
- Color: all buildings will have color - use it to its best affect
- Lines and angles: judicious use of lines and angles can enhance the simplest buildings without significant added cost
- Configuration: arrangement of materials and adjacencies in plan and elevation
- Highlight a building's assets, e.g. courtyards exposed to the public way are better than hidden courtyards; locate massing relief where it will have the greatest visual and spatial impact; provide stylistic flair only in places with high visibility from the public way.

Affordable housing can be beautiful, functional, and livable without employing expensive materials and elaborate structure. Take advantage of the “free” things!

CASE STUDY: CONCEPT DEVELOPMENT

ZIMAS

Search	Reports	Resources	News	Help
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6355 N CLYBOURN AVE Fort A A A A H

Address/Legal

Site Address: 6355 N CLYBOURN AVE
 ZIP Code: 94806
 PIN Number: 1808177 209
 Lot/Parcel Area (Calculated): 5,637.2 (sq ft)
 Thomas Brothers Grid: PAGE 533 - GRID B6
 Assessor Parcel No. (APN): 2122012016
 Tract: TR 11670
 Map Reference: M B 262-29/30
 Block: None
 Lot: 12
 Arb. (of Cal Reference): None
 Map Sheet: 1808177

Jurisdictional

Planning and Zoning

Special Notes: None
 Zoning: (T)(Q)C2-1VL
 Zoning Information (ZI): None
 General Plan Land Use: Highway Oriented Commercial
 General Plan Note(s): Yes
 Hillside Area (Zoning Code): No
 Specific Plan Area: None
 Subarea: None
 Historic Preservation Review: None
 HistoricPlacesLA: View
 CDD: Community Design: None
 Overlay: None
 CPID: Community Plan Imp.: None
 Overlay: None
 Subarea: None
 CUDU: Clean Up-Green Up: None
 HCR: Heavy Construction: No
 Regulation: No
 NSD: Neighborhood: No
 Stabilization Overlay: No
 POD: Pedestrian Oriented: None
 District: None
 RFA: Residential Floor Area: None
 District: None
 RIO: River Implementation: No
 Overlay: No
 FA: Fish District: No
 SB 35 Eligibility: View
 Streetcane: No
 Adaptive Reuse Incentive Area: None
 Affordable Housing Linkage: No
 Fee:
 Residential Market Area: Medium
 Non-Residential Market Area: Medium
 Transit Oriented Communities (TOS): Not Eligible
 CRA - Community: None
 Redevelopment Agency: None
 Center City Parking: No
 Downtown Parking: No
 Building Line: None
 500 Ft School Zone: No
 500 Ft Park Zone: No

Assessor

Case Numbers

Citywide/Code Amendment Cases

Additional

Seismic Hazards

Economic Development Areas

Map Navigation Tools

Generalized Zoning Terms & Conditions

CASE STUDY: CONCEPT AND DESIGN DEVELOPMENT



CASE STUDY: CONCEPT AND DESIGN DEVELOPMENT



CASE STUDY: CONCEPT AND DESIGN DEVELOPMENT



NOTES
 UNIT SIZES
 1 BR - 650 - 700 SF
 2 BR - 850 - 900 SF
 3 BR - 1050 - 1150 SF



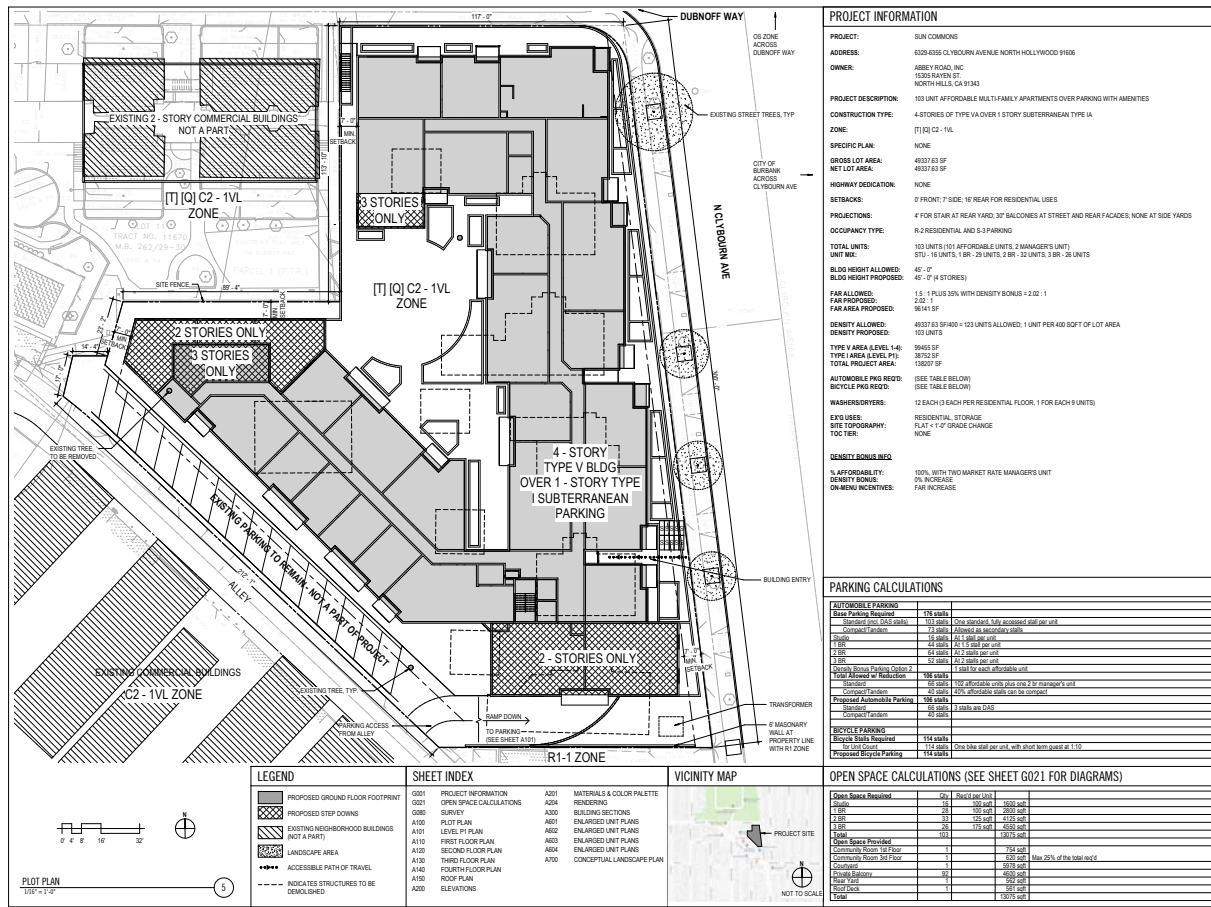
1525 W. NEW YORK BLVD. SUITE 200
 ANAHEIM, CA 92804
 714.938.8800
 WWW.KFAARCHITECTS.COM

SUN COMMONS
 6329 6215 Colburn Avenue (and portion of 10308 Colburn Way)
 South Hollywood 91606

HCID PIPELINE
 10040
 11.01.2016

FIRST FLOOR PLAN

CASE STUDY: SUN COMMONS CONCEPT DEVELOPMENT



PROJECT INFORMATION

PROJECT: SUN COMMONS
 ADDRESS: 6209-6255 CLYBOURN AVENUE NORTH HOLLYWOOD 91606
 OWNER: ABBEY ROAD, INC.
 18208 WATSON ST.
 NORTH HILLS, CA 91343
 PROJECT DESCRIPTION: 103 UNIT AFFORDABLE MULTI-FAMILY APARTMENTS OVER PARKING WITH AMENITIES
 CONSTRUCTION TYPE: 4 STORIES OF TYPE VA OVER 1 STORY SUBTERRANEAN TYPE IA
 ZONE: [T] [Q] C2 - 1VL
 SPECIFIC PLAN: NONE
 GROSS LOT AREA: 4937.63 SF
 NET LOT AREA: 4937.63 SF
 HIGHWAY DEDICATION: NONE
 SETBACKS: 0 FRONT; 7 SIDE; 16 REAR FOR RESIDENTIAL USES
 PROJECTIONS: 4 FOR STAIR AT REAR YARD; 3P BALCONIES AT STREET AND REAR FACADES; NONE AT SIDE VARDS
 OCCUPANCY TYPE: R-2 RESIDENTIAL AND S-3 PARKING
 TOTAL UNITS: 103 UNITS (101 AFFORDABLE UNITS; 2 MANAGERS'S UNITS)
 UNIT MIX: 8TU = 16 UNITS; 1 BR = 29 UNITS; 2 BR = 32 UNITS; 3 BR = 26 UNITS
 BLDG HEIGHT ALLOWED: 40' - 0" (4 STORIES)
 BLDG HEIGHT PROPOSED: 40' - 0" (4 STORIES)
 FAR ALLOWED: 1.5, 1 PLUS 50% WITH DENSITY BONUS + 2.02 : 1
 FAR PROPOSED: 2.02 : 1
 FAR AREA PROPOSED: 9624 SF
 DENSITY ALLOWED: 4937.63 SF/400 = 123 UNITS ALLOWED; 1 UNIT PER 400 SQFT OF LOT AREA
 DENSITY PROPOSED: 103 UNITS
 TYPE I AREA LEVEL 1-4: 96465 SF
 TYPE I AREA LEVEL P-1: 29792 SF
 TOTAL PROJECT AREA: 126257 SF
 AUTOMOBILE PWD REQ: (SEE TABLE BELOW)
 BICYCLE PWD REQ: (SEE TABLE BELOW)
 WASHERS/DRYERS: 12 EACH (3 EACH PER RESIDENTIAL FLOOR, 1 FOR EACH 9 UNITS)
 EX'S USED: RESIDENTIAL STORAGE
 SITE TOPOGRAPHY: FLAT - 1" OF GRADE CHANGE
 TREE: NONE
 DENSITY BONUS: 100% WITH 20% MARKET RATE MANAGERS UNIT
 0% INCREASE
 ON MENU INCENTIVES: FAR INCREASE

PARKING CALCULATIONS

AUTOMOBILE P PARKING		176 SLOTS
Area Parking Demand	176 slots	
Non-Residential (24% ratio)	103 slots	One structure fully accessed per unit
Service vehicles	73 slots	Storage in underground garage
Garage	12 slots	0.1 slot per unit
1 BR	64 slots	2.12 slots per unit
2 BR	12 slots	0.38 slots per unit
3 BR	10 slots	0.38 slots per unit
Density Bonus Parking Option 2		106 SLOTS
1 BR	49 slots	1 slot for each affordable unit
2 BR	44 slots	1 slot for each affordable unit
3 BR	13 slots	1 slot for each affordable unit
Proposed Automobile Parking		282 SLOTS
Compact tandem	66 slots	3 slots per unit
Compact tandem	49 slots	
BICYCLE PARKING		114 SLOTS
Electric Bike Storage	54 slots	
Non-Electric Bike	60 slots	One bike slot per unit, with short-term space at 1:10
Proposed Bicycle Parking		114 SLOTS

OPEN SPACE CALCULATIONS (SEE SHEET G021 FOR DIAGRAMS)

Open Space Required	Qty	Area (per unit)
1 BR	29	100 sq ft
2 BR	28	100 sq ft
3 BR	26	100 sq ft
Open Space Provided		103
Community Room 3rd Floor	1	750 sq ft
Community Room 3rd Floor	1	800 sq ft
Public Storage	92	400 sq ft
Public Deck	1	200 sq ft
Public Deck	1	200 sq ft
Public Deck	1	200 sq ft

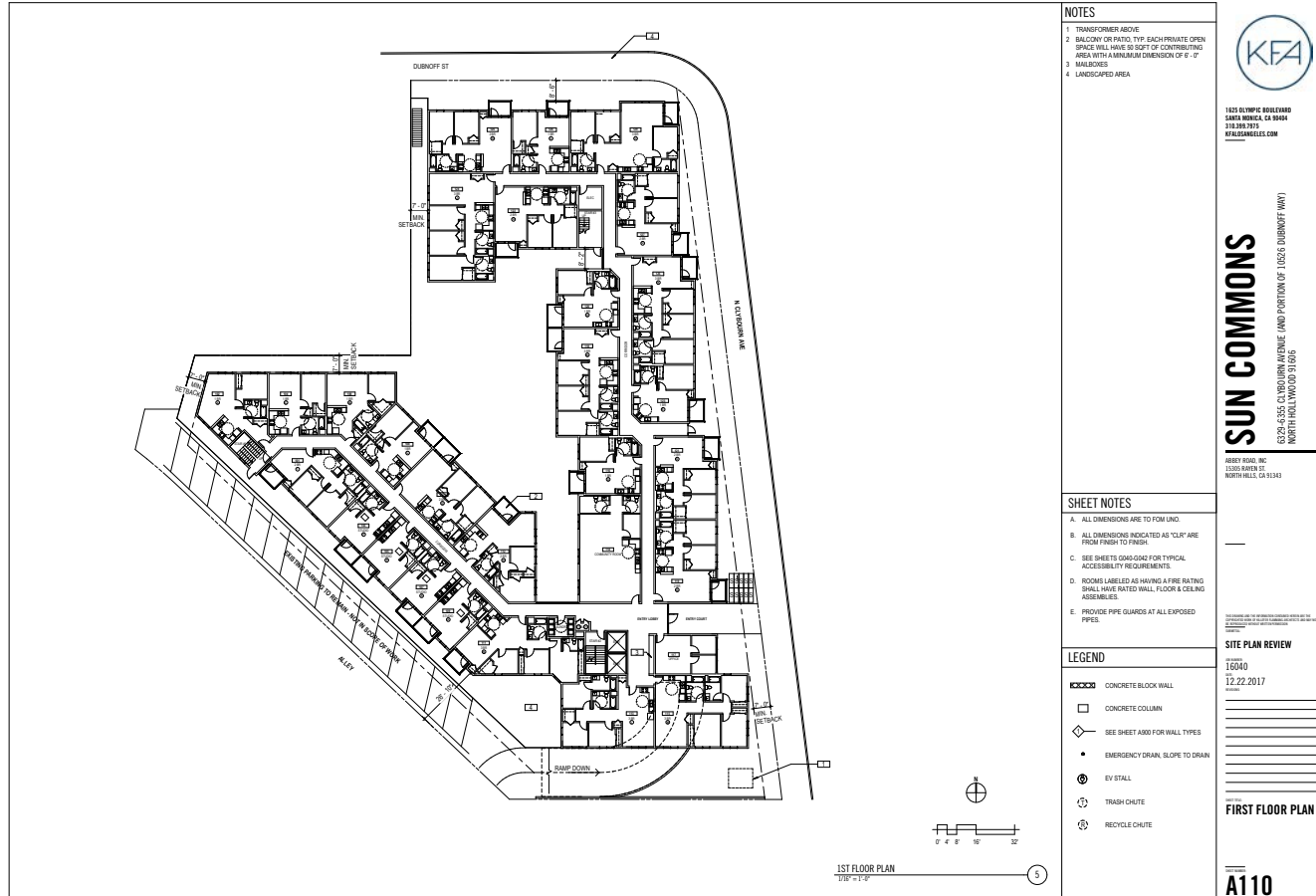
SUN COMMONS
 6209-6255 CLYBOURN AVENUE (AND PORTION OF 10255 DUBNOFF WAY)
 NORTH HOLLYWOOD 91606
 ABBEY ROAD, INC
 18208 WATSON ST
 NORTH HILLS, CA 91343

SITE PLAN REVIEW
 10240
 12.22.2017

PLOT PLAN

A100

CASE STUDY: SUN COMMONS CONCEPT DEVELOPMENT



- NOTES**
1. TRANSFORMER ABOVE
 2. BALCONY OR PATIO, TYP. EACH PRIVATE OPEN SPACE WILL HAVE 30 SQFT OF CONTRIBUTING AREA WITH A MINIMUM DIMENSION OF 6'-0"
 3. MAILBOXES
 4. LANDSCAPED AREA



1625 OLYMPIC BOULEVARD
 SUITE 1000, CA 94044
 415.393.7973
 KFAENGINEERS.COM

SUN COMMONS
 6200 E. 55th AVENUE, (AND PORTION OF 1500 S. DUBONOFF HWY)
 NORTH HAVEN, CA 94061

JEFFERY ROAD, INC.
 13300 AVENUE 51
 NORTH HAVEN, CA 94061

- SHEET NOTES**
- A. ALL DIMENSIONS ARE TO FOM LINO.
 - B. ALL DIMENSIONS INDICATED AS "CL" ARE FROM FINISH TO FINISH.
 - C. SEE SHEETS 00-00-00-00 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.
 - D. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL, FLOOR & CEILING ASSEMBLIES.
 - E. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES.

- LEGEND**
- ▣ CONCRETE BLOCK WALL
 - CONCRETE COLUMN
 - ◇ SEE SHEET 00-00 FOR WALL TYPES
 - EMERGENCY DRAIN, SLOPE TO DRAIN
 - EV STALL
 - ⬇️ TRASH CHUTE
 - ♻️ RECYCLE CHUTE

SITE PLAN REVIEW
 16040
 12.22.2017

FIRST FLOOR PLAN

A110

CASE STUDY: CONCEPT AND DESIGN DEVELOPMENT



BUT LET'S TALK DESIGN.... AND AVOIDING THE BOX



DESIGN – MASSING, PROPORTION



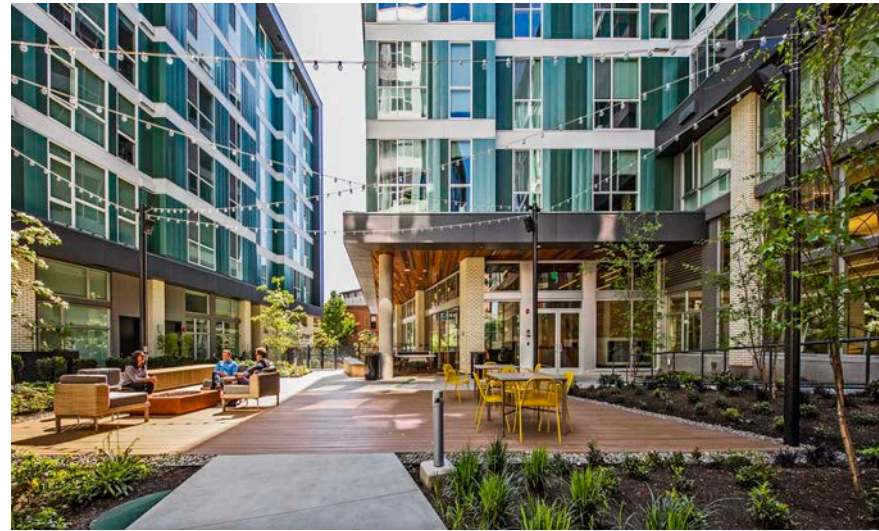
DESIGN – MASSING, OPEN SPACE, STEPBACKS



DESIGN – STEPBACK, COLOR, FORM, LINES AND ANGLES



DESIGN – OPEN SPACE, SCALE



DESIGN – MASSING, ARTICULATION, COLOR



DESIGN – MASSING, COLOR, OPEN SPACE



DESIGN – COLOR, MASSING, ARTICULATION, ANGLES



DESIGN – MASSING, OPEN SPACE, STYLE, CONTEXT



DESIGN – STYLE, DETAIL, MASSING



DESIGN – SCALE, MASSING, COLOR, OPEN SPACE



DESIGN – SCALE, MASSING, COLOR



SUCCESS!





ARCHITECTURE / FOR LOS ANGELES

THANK YOU!

John Arnold, Partner
KFA Architecture, john@kfalosangles.com

Monica Rodriguez, Senior Project Architect
House & Robertson Architects, monicar@hrarch.com

SCANPH

