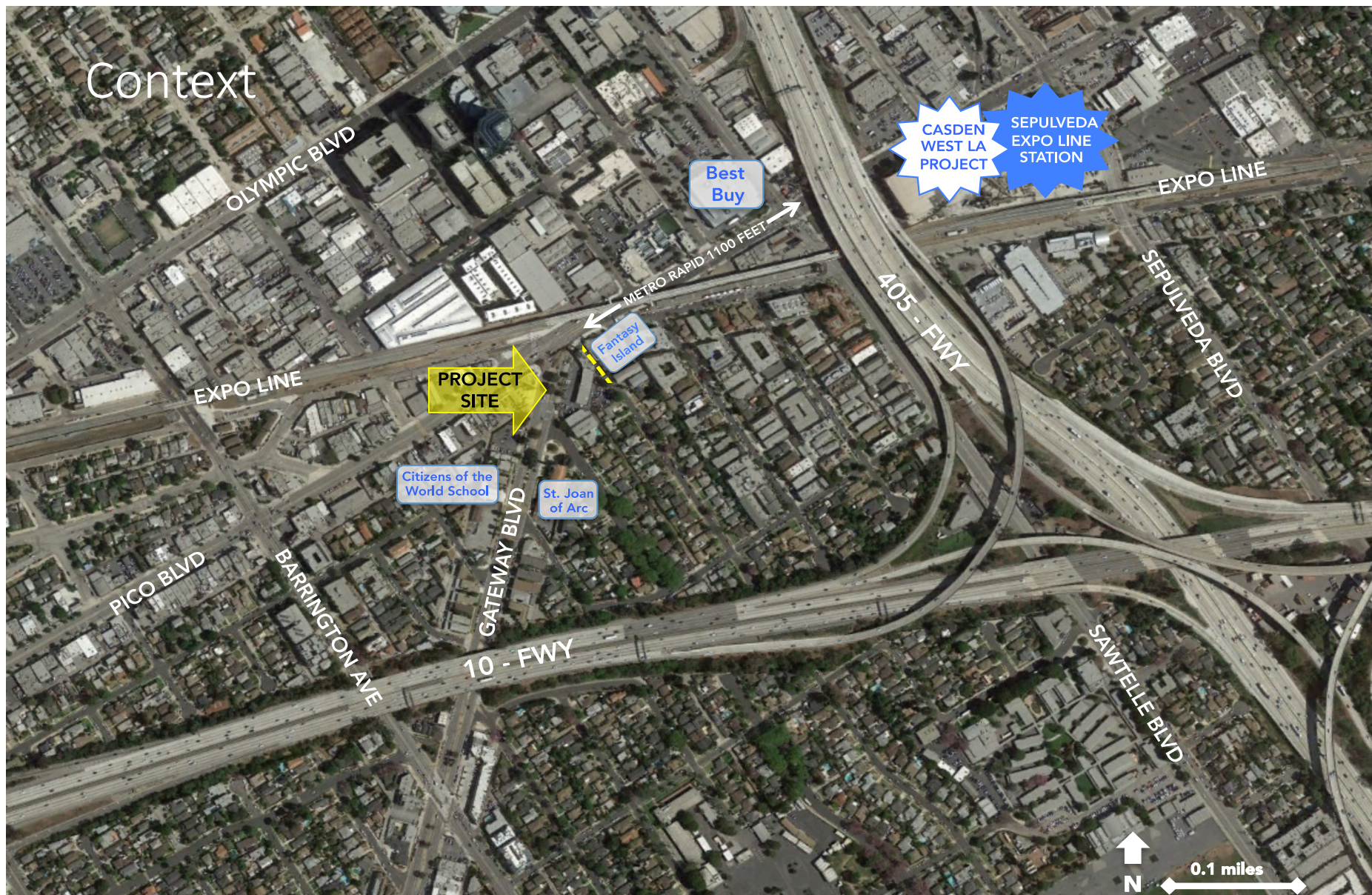


11460 Gateway

West Los Angeles Sawtelle Neighborhood Council

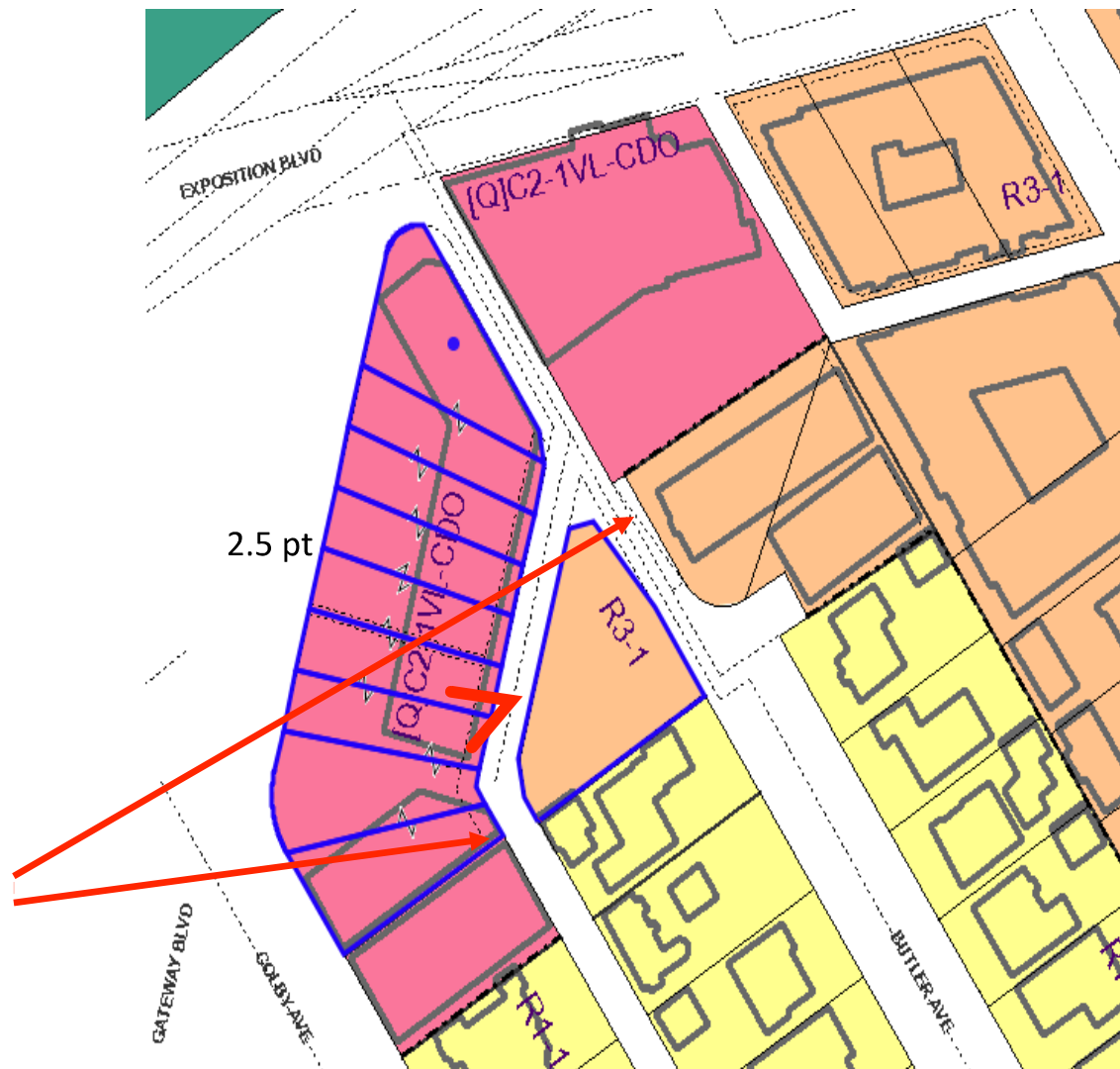
Wednesday January 25, 2017

Context



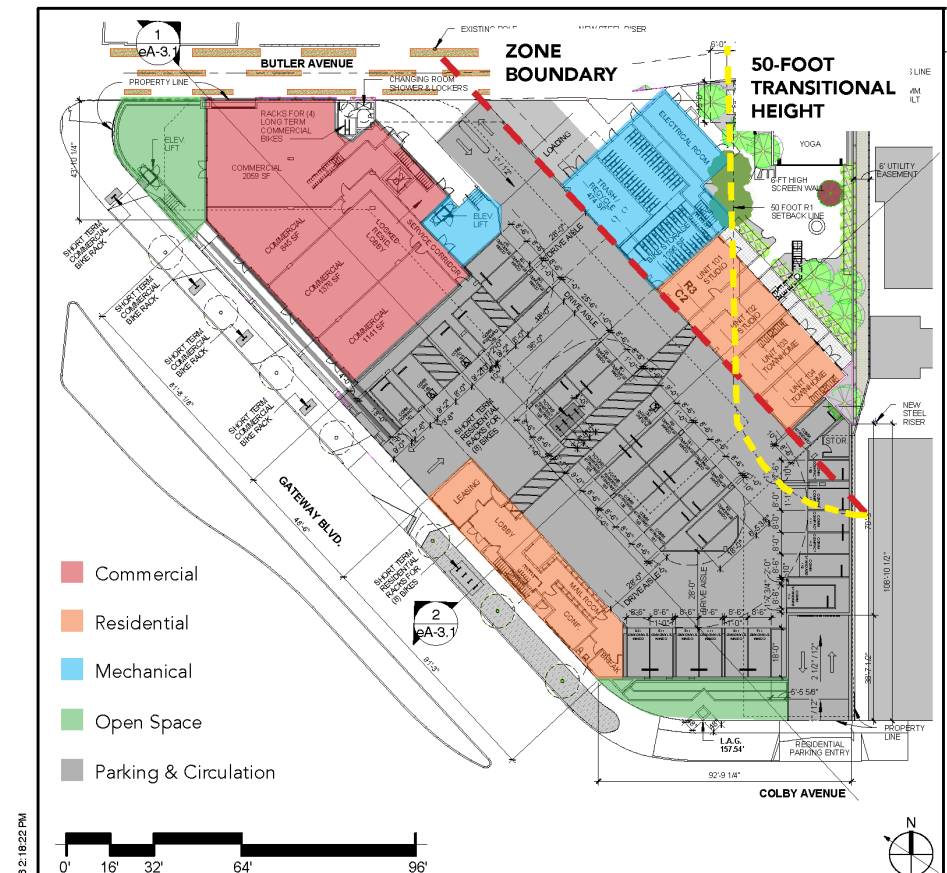
Site Conditions

- Split zoning: [Q]C2-1VL-CDO and R3-1
 - 43,204 sq. ft. site area
 - R3 (3:1 FAR)/C2 (1.5:1 FAR)
- Height
 - Transitional height
 - Height and massing oriented along Gateway to limit impacts to adjacent single family homes
- Exposition/Pico/Gateway Intersection
 - Site circulation and limited parking ingress/egress options
- Alleys bisecting and surrounding Property with gates



Original Project – Spring 2016

- 100,309 sq. ft., 2.55 Floor Area Ratio
- 4 story residential over 1 story ground floor commercial
 - 129 Residential Units (71 studio, 52 one-bedroom, 6 two-bedroom)
 - 5,421 sq. ft. ground floor neighborhood serving retail
- 172 on-site parking spaces (142 Residential / 30 commercial)
- 3 Driveways/Access: Colby, Gateway, and Butler Access
- 15,351 sq. ft. of on-site open space
- Zen Garden



Original Project – Spring 2016

- 2nd Floor Pool / Courtyard on Gateway
- Rear BBQ Deck @ 2nd Floor
- Building break along Gateway – Massing on Rear
- Transitional height to first 50'
- 5 stories



What We Heard...

- Concerns About:
 - Overall Project Size
 - Building height in general
 - Height of the structure is too close to neighboring residential
 - Number of units set aside for affordable Housing
 - Neighbor privacy
 - Alley closure / turn-around
 - Driveway access on Colby and Gateway
 - Commercial traffic / overall traffic impact
 - Parking



What We Did...

- **Project Size**

- *Reduced the square footage of the project from 100,309 SF to 88,160 SF*

- **Building Height**

- *Reduced the floor area to fully comply with Transitional Height – 2, 4 and 5 story elements*

- **Affordable Housing**

- *Increased from 11% to 15% (as requested by WLANC PLUM Committee)*

- **Neighbor Privacy**

- *Lowered the height of the project that is closest to the neighbor's homes*
- *Redesigned all open space oriented away from neighbors*

- **New Alley Turn-Around Created**

- **Driveway Access**

- *Eliminated both Colby and Gateway Driveways and replaced with a singular access point from Exposition/Butler*

- **Commercial Traffic**

- *Eliminated all commercial uses and replaced it with live/work units*

- **Traffic Impact**

- *Removed Colby access.*
- *Removed Gateway access*
- *Removed all on-grade parking*
- *Removed all commercial uses*

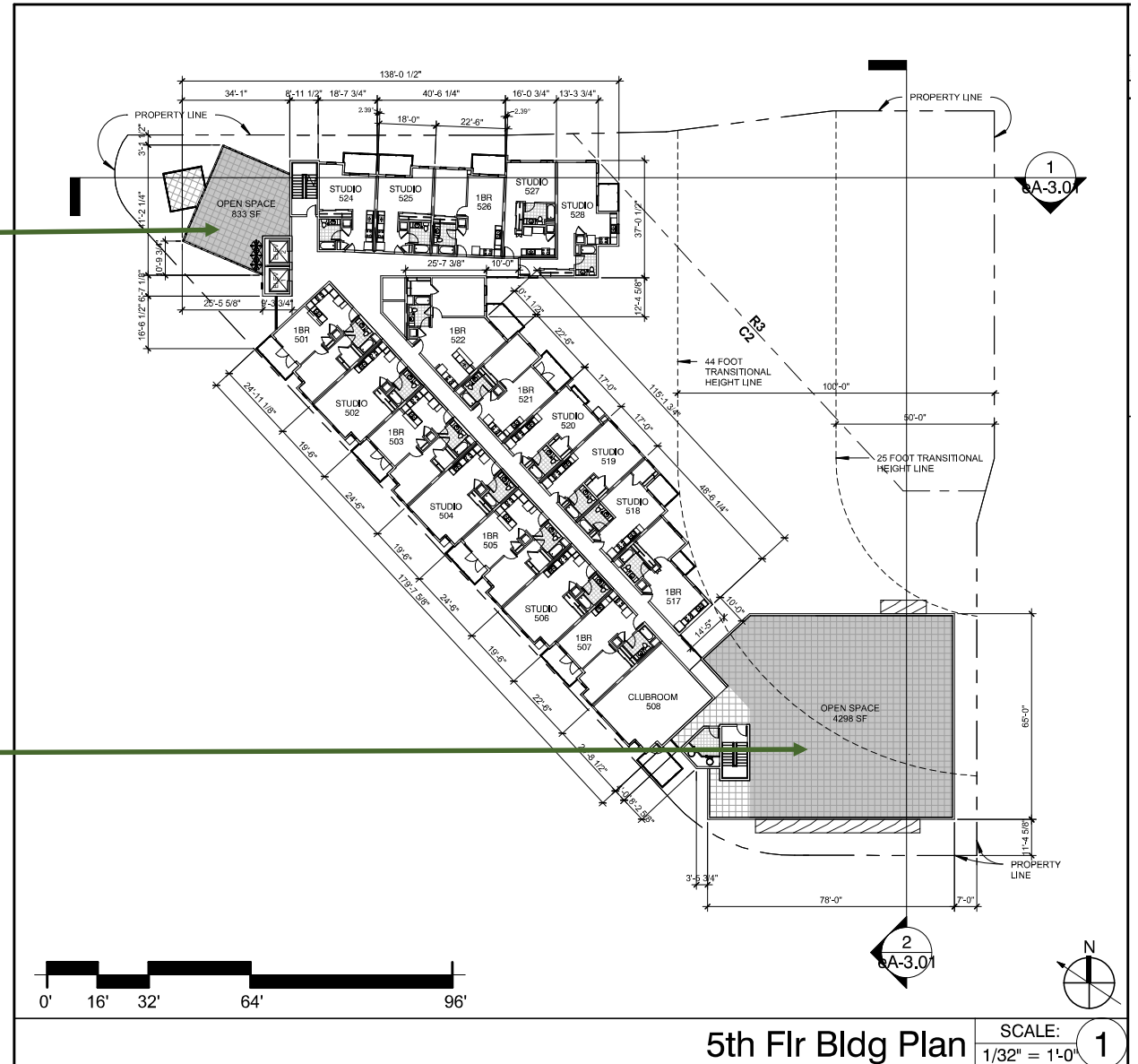
- **Parking**

- *Increased residential parking from 142 spaces to 154 spaces*

Revised Project

- 129 Units
- 154 Parking Spaces / 1.5 levels subterranean parking
- Ground Floor Live-Work Units
- 4, On-grade Townhomes
- One access from Exposition/Butler Street
- On-Grade Turnaround / Guest Access
- Transitional Height Compliant







Gateway Boulevard Facade



*Agreed with PLUM Committee to
solid balconies on the rear of the
building*

View facing north along alley between Colby/Butler

Entitlement Requests

- Vesting Tentative Tract Map,
including merger/vacation of a public alley
- A 35% Density Bonus with on menu incentives
 - 15% Very-Low Income Units (15 units)
 - On-menu incentives for floor area averaging across the two zones
 - On-menu incentive to permit an increase in FAR of 35% to 2.23:1
 - On-menu incentive to permit 5 stories and 56 feet
- Site Plan Review – for a project with over 50 residential units
- West Pico Boulevard Community Design Overlay Plan Approval



PEDESTRIAN SAFETY IMPROVEMENTS

1. Blinking lights alert motorists of potential pedestrian crossing as Butler Avenue intersects the sidewalk
2. "Rumble strip" slows vehicle speeds by requiring motorists to approach cautiously as they exit the site
3. Ample signage increases awareness of pedestrian activity along Gateway Boulevard, Pico Boulevard and Exposition Boulevard
4. Mirrors increase visibility of pedestrian crossings for motorists on Butler Avenue
5. Enhanced paving facilitates pedestrian activity by clearly demarcating sidewalk pathways
6. Additional signage along Butler Avenue informs motorists of pedestrian activity



Thank you

Q&A

