



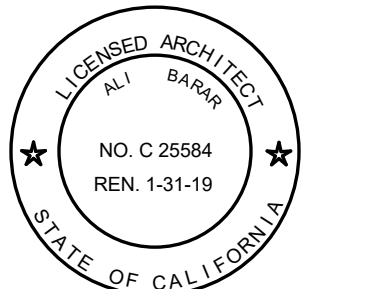
**gonzález GOODALE**  
Architects

135 WEST GREEN ST  
SUITE 200  
PASADENA CA 91105  
T 626 568 1428  
F 626 568 8026

**LORENA PLAZA  
MIXED USED DEVELOPMENT**

Client Project No.  
Project Address  
114, 116, 122 NORTH LORENA STREET  
3401, 3407, 3411, 3415 EAST FIRST STREET  
LOS ANGELES, CALIFORNIA 90063

SCHEMATIC DESIGN



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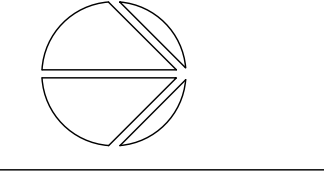
client approval  
principal in charge

issues / revisions  
Issue Date Description

drawing title

**SITE PLAN**

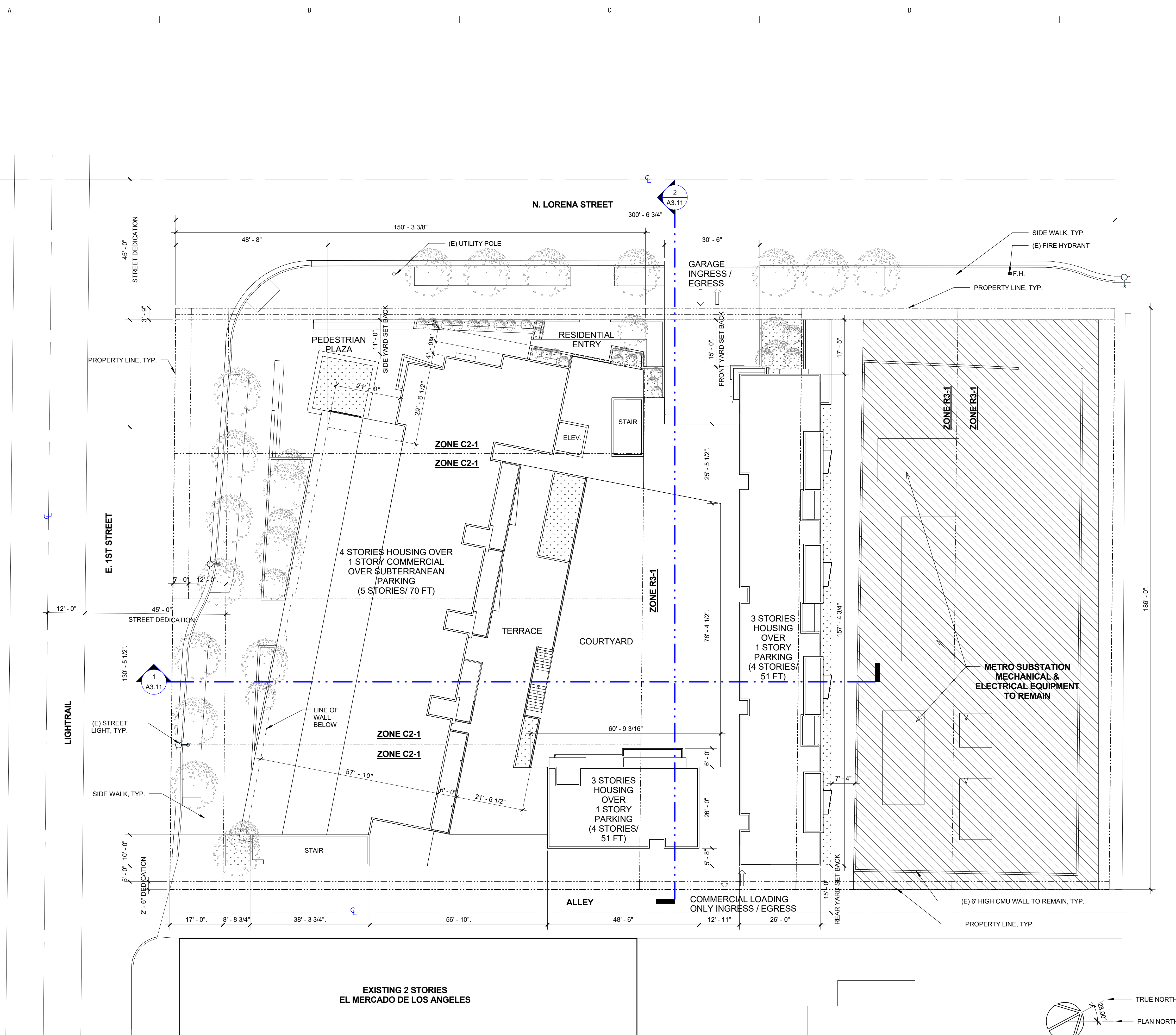
scale  
1/16" = 1'-0"



project number  
19697  
date  
4-15-2015

**A1.01**

Plot Date:  
File Path:



**LEGAL DESCRIPTION**  
LOTS 19, 20, 21, FR22, FR23, 24, 25 OF CHEESBROUGH TRACT

**ASSESSOR'S PARCEL NUMBER (APN)**  
5179-019-900

**PROJECT ADDRESS**  
114, 116, 122 NORTH LORENA STREET  
3401, 3407, 3411, 3415 EAST FIRST STREET  
LOS ANGELES, CALIFORNIA 90063

**SITE AREA PER ZONING DESIGNATION**  
C2-1: 27,201.20 SQ.FT.  
R3-1: 27,951.45 SQ.FT.  
**TOTAL SITE AREA: 55,152.65 SQ.FT.**

**FLOOR AREA PER ZONING DESIGNATION**  
C2-1 FAR: 1.5 : 1  
C2-1 BUILDABLE AREA: 22,677.31 SQ.FT.  
C2-1 ALLOWABLE AREA: 34,015.97 SQ.FT.  
R3-1 FAR: 3 : 1  
R3-1 BUILDABLE AREA: 22,728.56 SQ.FT.  
R3-1 ALLOWABLE AREA: 68,185.68 SQ.FT.

**TOTAL BUILDABLE AREA: 45,405.87 SQ.FT.**  
C2-1: 22,677.31 SQ.FT.  
R3-1: 22,728.56 SQ.FT.  
**TOTAL ALLOWABLE AREA: 102,201.65 SQ.FT.**  
C2-1: 34,015.97 SQ.FT.  
R3-1: 68,185.68 SQ.FT.  
**TOTAL PROPOSED AREA: 90,000.00 SQ.FT.**  
**PROPOSED FAR: 2 : 1**

**BUILDING HEIGHT PER ZONING DESIGNATION**  
C2-1 MAXIMUM: UNLIMITED  
C2-1 PROPOSED: 70'

R3-1 MAXIMUM: 45'  
W/ DENSITY BONUS (11'): 56'  
R3-1 PROPOSED: 51'

**PROPOSED PARKING AREA: 25,000 SQ.FT.**  
**PROPOSED RETAIL AREA: 10,000 SQ.FT.**  
**PROPOSED RESIDENTIAL AREA: 46,000 SQ.FT.**  
**PROPOSED COMMON AREA: 34,000 SQ.FT.**

**PROPOSED DWELLING UNITS: 49**  
ONE BEDROOM: 18  
TWO BEDROOM: 21  
THREE BEDROOM: 10

**REQUIRED OPEN SPACE: 6,175 SQ.FT.**  
(18) ONE BEDROOM x 100 SQ.FT. = 1,800 SQ.FT.  
(21) TWO BEDROOM x 125 SQ.FT. = 2,625 SQ.FT.  
(10) THREE BEDROOM x 175 SQ.FT. = 1,750 SQ.FT.

**PROVIDED OPEN SPACE: 7,500 SQ.FT.**  
**REQUIRED LANDSCAPE (25%): 1,875 SQ.FT.**  
**PROVIDED LANDSCAPE: 1,875 SQ.FT.**

**REQUIRED COMMERCIAL PARKING: (20) SPACES + (1) LOADING**  
(1) SPACE/500 SQ.FT.: 10,000 SQ.FT. = (20) SPACES

**REQUIRED RESIDENTIAL PARKING: (38) SPACES**  
24 FAMILY UNITS - 1 SPACE / UNIT 24 SPACES  
24 SPECIAL NEEDS UNITS - .5 SPACE / UNIT 12 SPACES  
1 MANAGERS UNIT 2 SPACES  
**BICYCLE PARKING CREDIT = (-3) SPACES**

**REQUIRED TOTAL PARKING: (55) SPACES + (1) LOADING**  
**PROVIDED TOTAL PARKING: (66) SPACES + (1) LOADING**  
**PROVIDED BICYCLE STALLS: (67) STALLS**

**1** PLOT PLAN  
1/16" = 1'-0"

If this sheet is smaller than 30" high by 42" wide then it has been reduced.



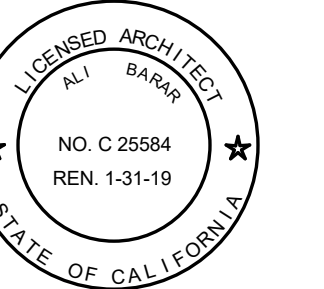
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LOS ANGELES, CALIFORNIA 90001

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client approval

principal in charge

issues / revisions

Issue Date	Description

drawing title

**PARKING FLOOR PLAN**

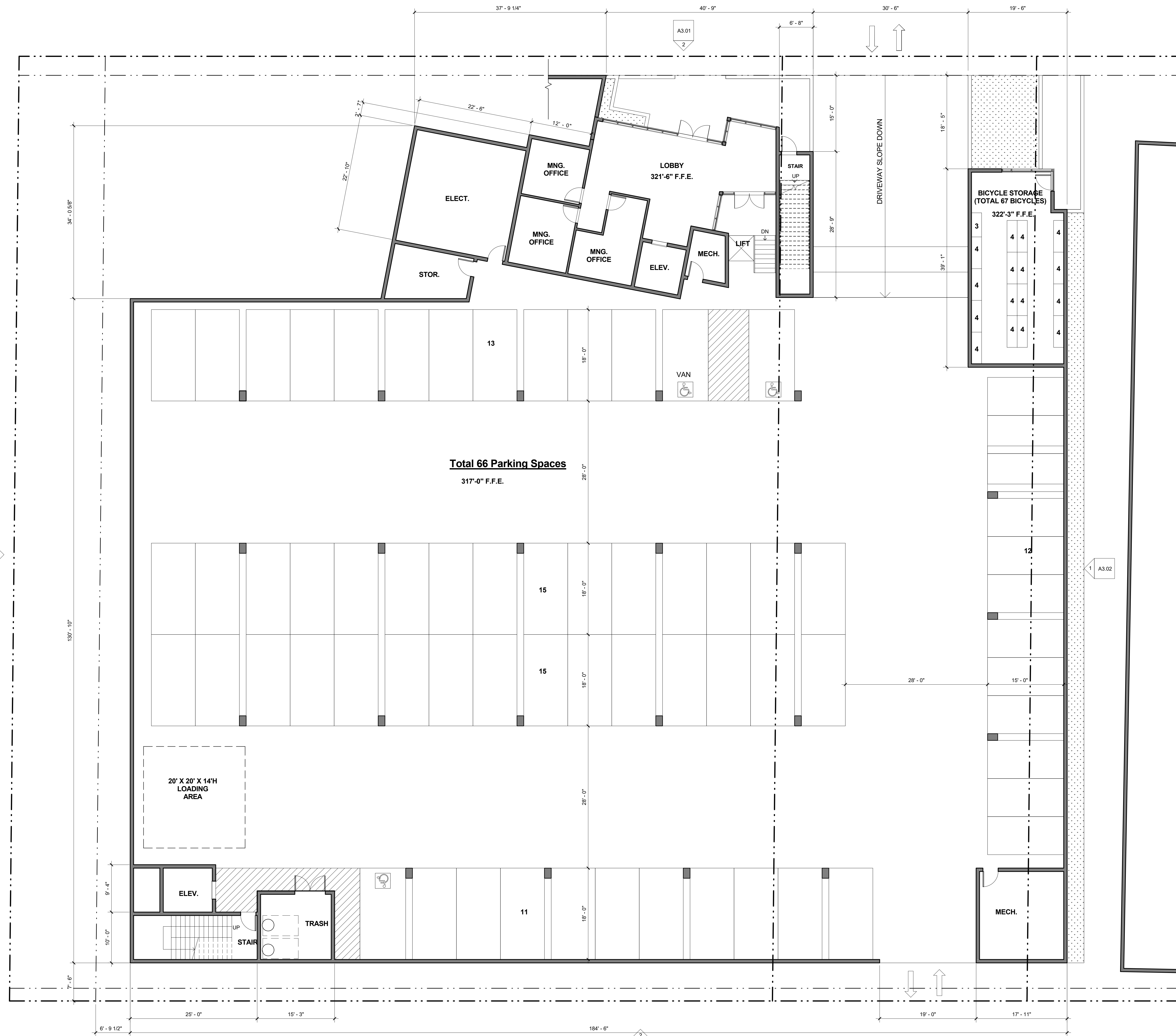
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1/8" = 1'-0"



project number  
19697  
date  
4-15-2015

**A2.01**

Plot Date:  
File Path:



**1** PARKING FLOOR PLAN  
1/8" = 1'-0"

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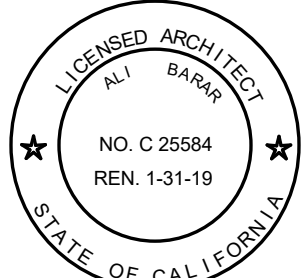
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Issue Date	Description

drawing title  
**FIRST FLOOR PLAN**

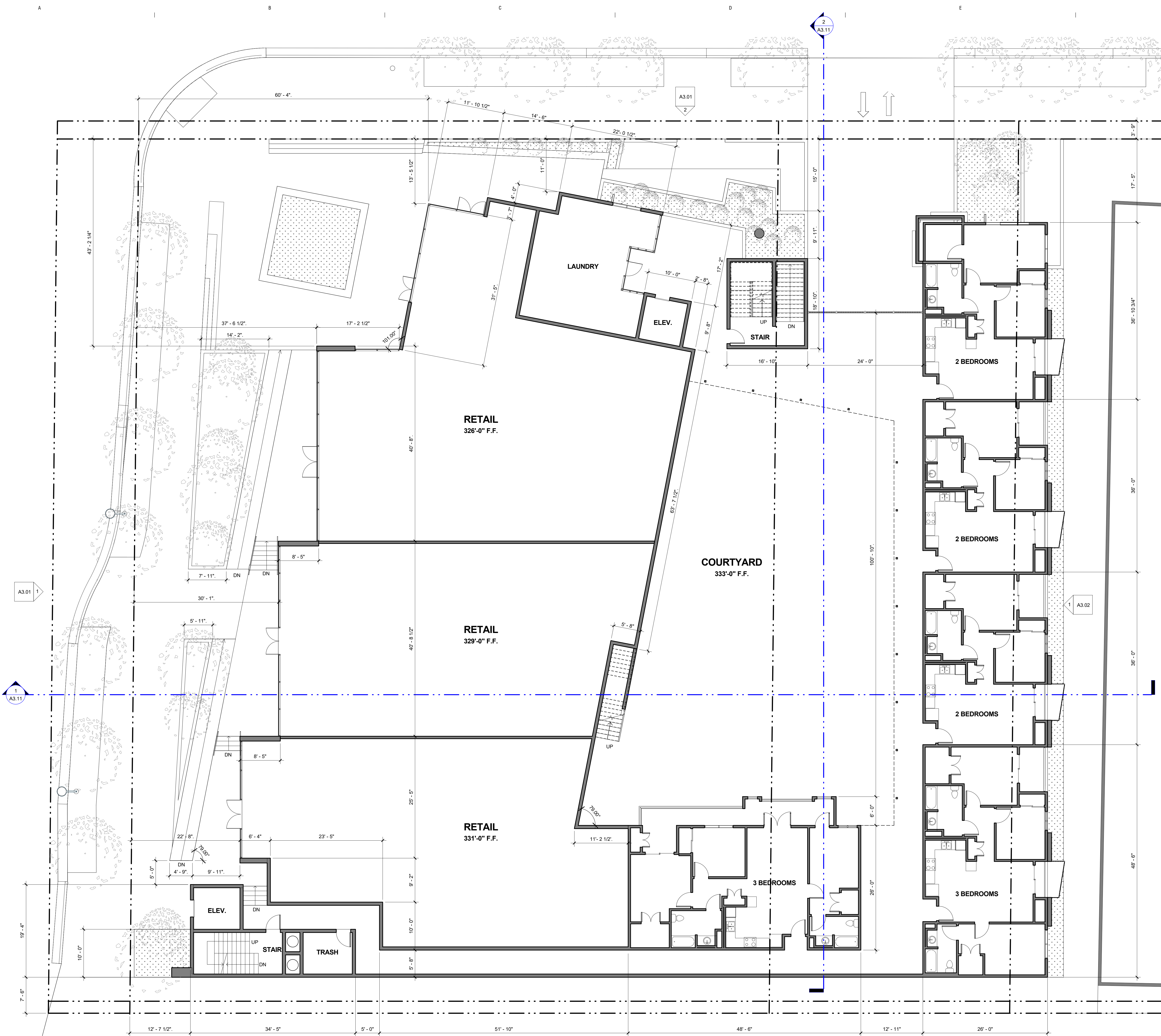
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1/8" = 1'-0"



project number  
19697  
date  
4-15-2015

**A2.02**

Plot Date:  
File Path:



**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"

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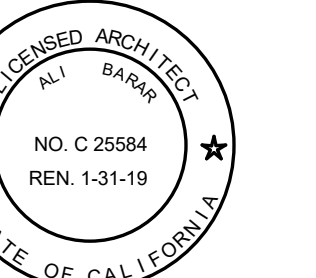
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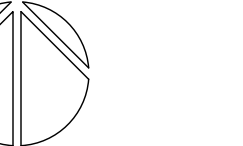
issues / revisions

Issue Date	Description
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drawing title

**SECOND FLOOR PLAN**

scale  
1/8" = 1'-0"



project number  
19697  
date  
4-15-2015

**A2.03**

Plot Date:  
File Path:



**1 SECOND FLOOR PLAN**  
1/8" = 1'-0"

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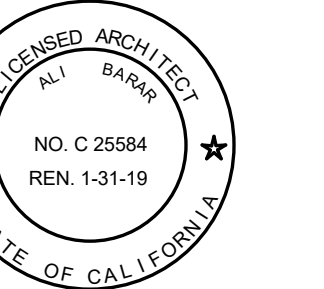
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\_\_\_\_\_  
principal in charge

issues / revisions  
Issue Date Description

drawing title

**THIRD FLOOR PLAN**

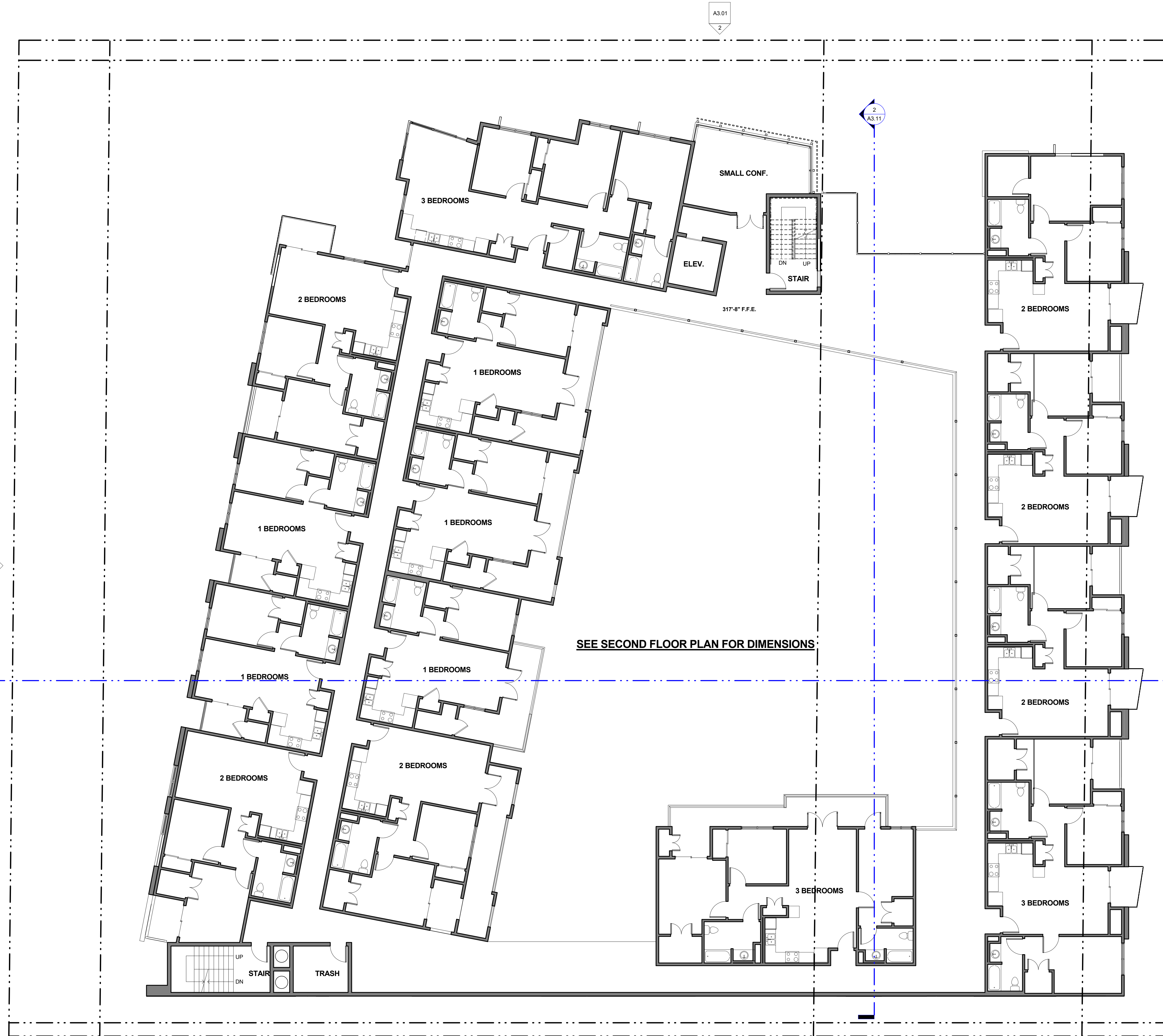
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project number  
19697  
date  
4-15-2015

**A2.04**

Plot Date:  
File Path:



SEE SECOND FLOOR PLAN FOR DIMENSIONS

A3.01 1

A3.11 1

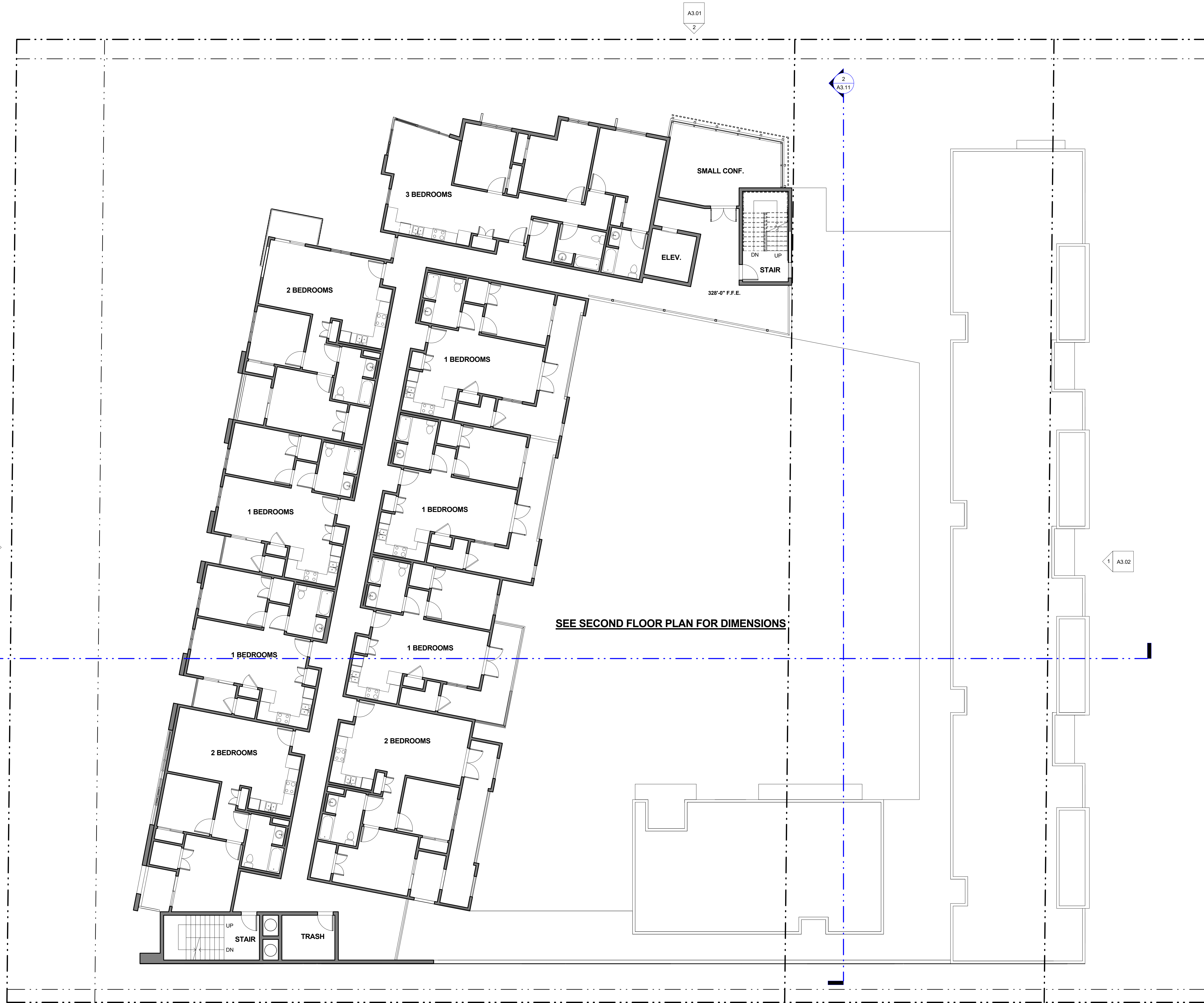
A3.01 2

A3.11 2

A3.02 2

**1 THIRD FLOOR PLAN**  
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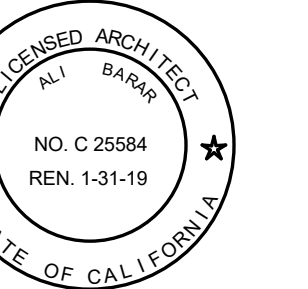
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Issue Date	Description

drawing title

**FOURTH FLOOR PLAN**

scale  
1/8" = 1'-0"



project number  
19697  
date  
4-15-2015

**A2.05**

Plot Date:  
File Path:

**1** FOURTH FLOOR PLAN  
1/8" = 1'-0"

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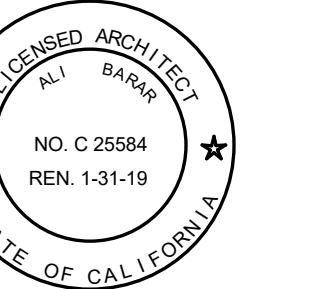
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issues / revisions  
Issue Date Description

drawing title

**FIFTH FLOOR PLAN**

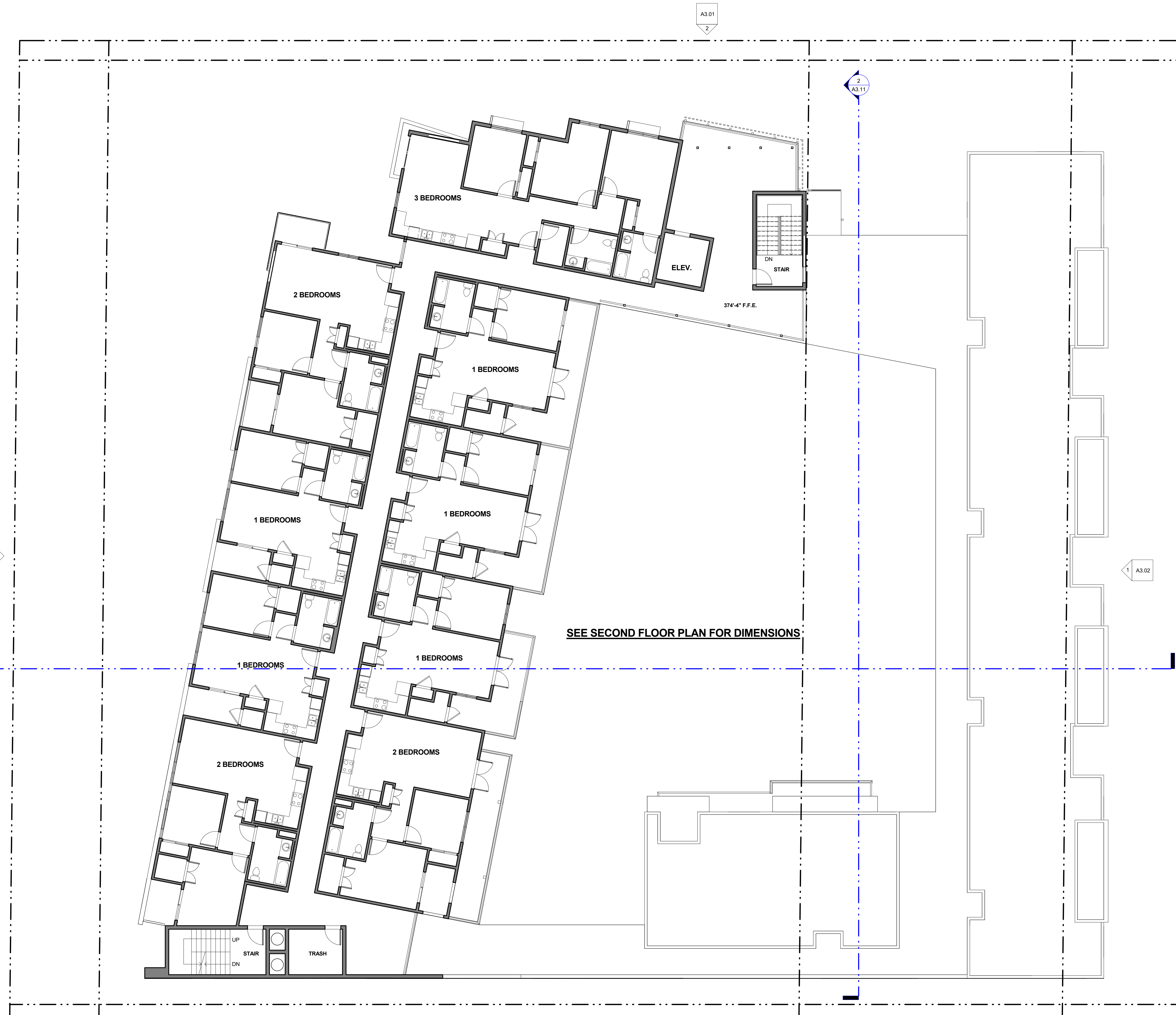
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project number  
19697  
date  
4-15-2015

**A2.06**

Plot Date:  
File Path:



**1 FIFTH FLOOR PLAN**  
1/8" = 1'-0"

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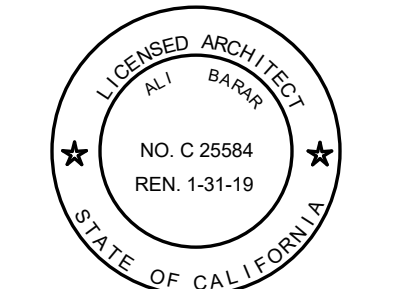
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issues / revisions

Issue Date	Description

drawing title

**ROOF PLAN**

scale  
1/8" = 1'-0"

project number

19697

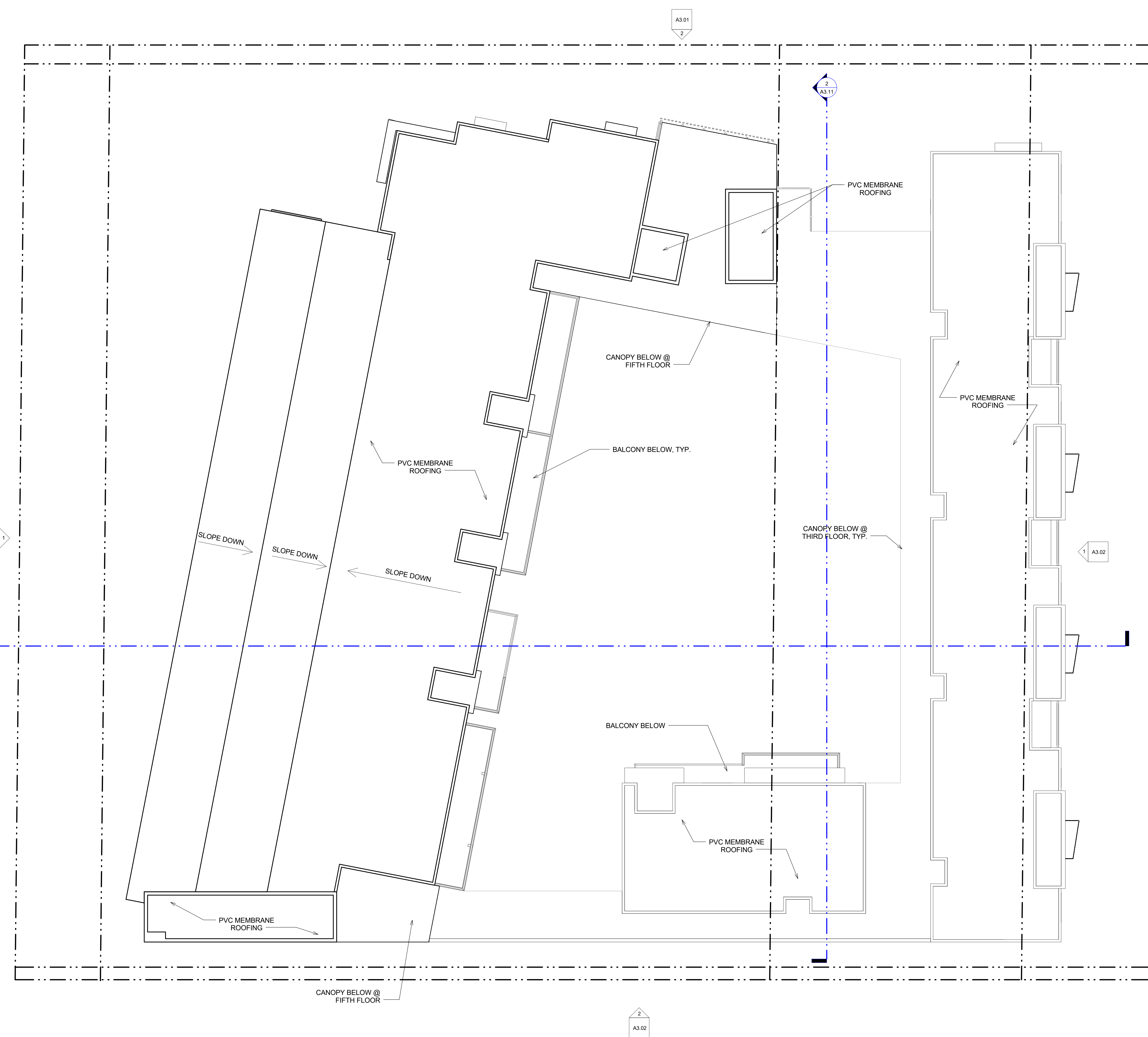
date

4-15-2015

**A2.07**

Plot Date:

File Path:



**1 ROOF PLAN**  
1/8" = 1'-0"

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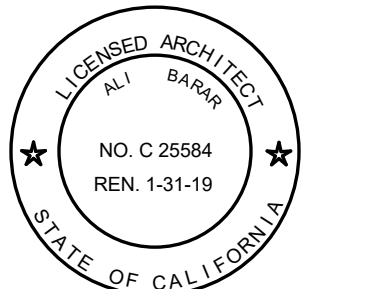
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**LORENA PLAZA  
MIXED USED DEVELOPMENT**

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3401, 3407, 3411, 3415 EAST FIRST STREET  
LOS ANGELES, CALIFORNIA 90001

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issues / revisions  
Issue Date Description

drawing title  
**EXTERIOR ELEVATIONS**

scale  
1/8" = 1'-0"

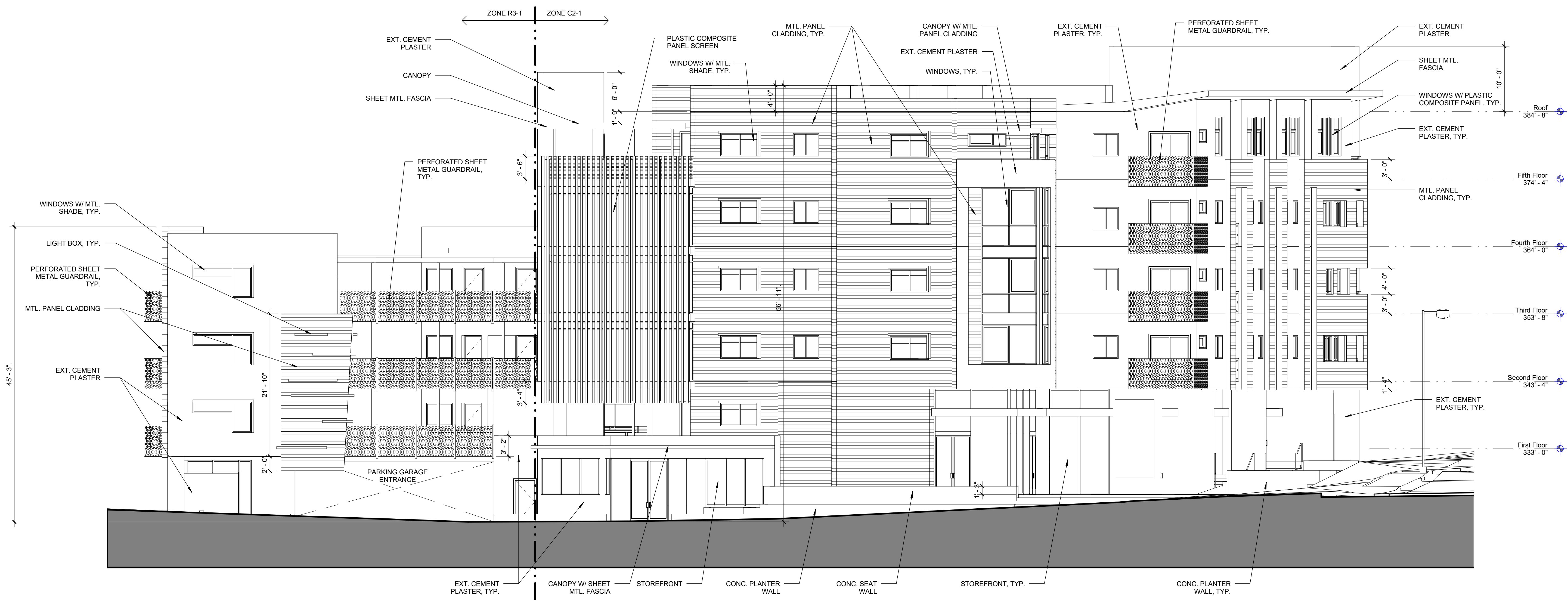
project number  
19697  
date  
4-15-2015

**A3.01**

Plot Date:  
File Path:



**1 SOUTH ELEVATION**  
1/8" = 1'-0"

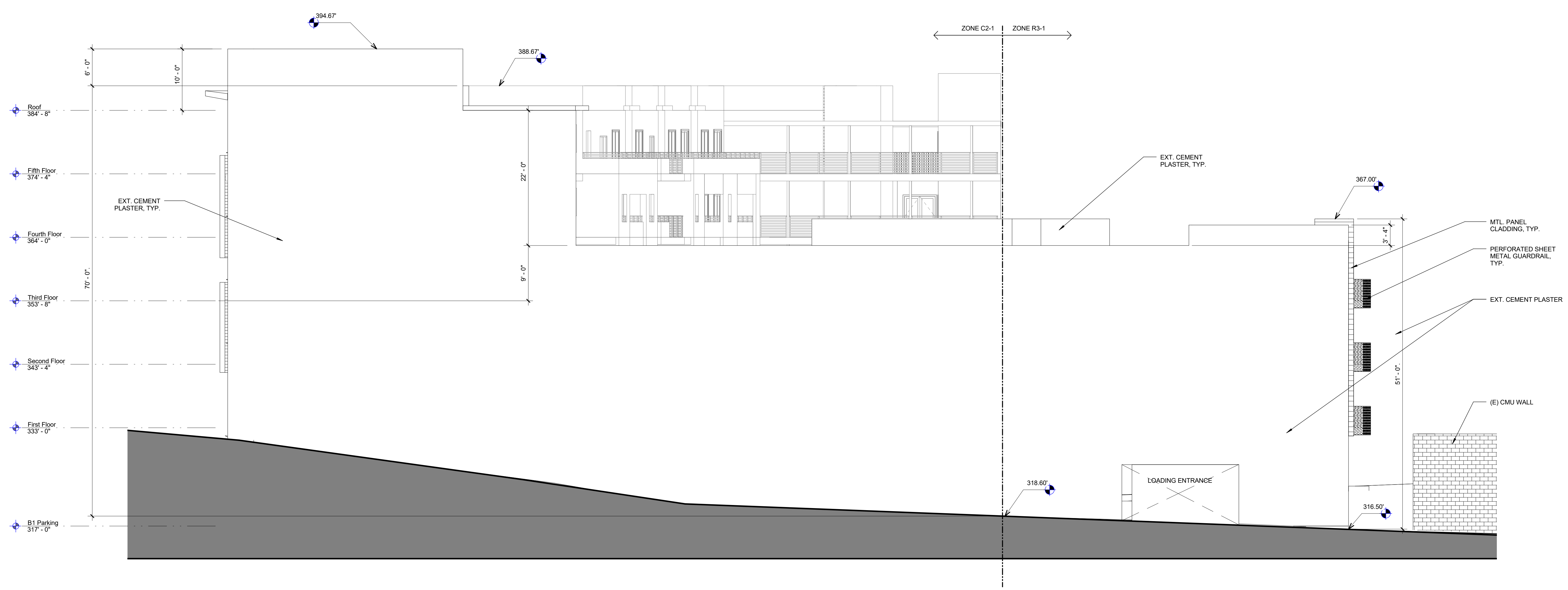


**2 WEST ELEVATION**  
1/8" = 1'-0"

If this sheet is smaller than 30" high by 42" wide then it has been reduced.



**1** NORTH ELEVATION  
1/8" = 1'-0"



**2** EAST ELEVATION  
1/8" = 1'-0"



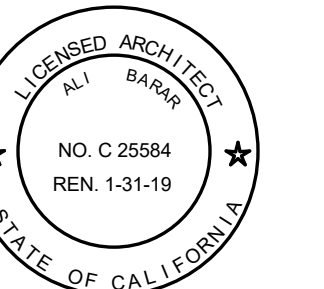
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issues / revisions

Issue Date	Description

drawing title  
**EXTERIOR ELEVATIONS**

scale  
1/8" = 1'-0"

project number  
19697  
date  
4-15-2015

**A3.02**

Plot Date:  
File Path:

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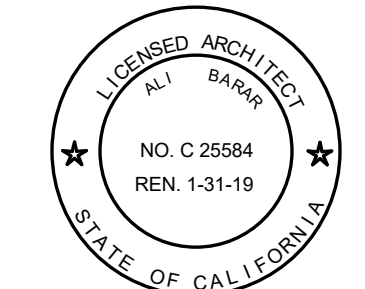
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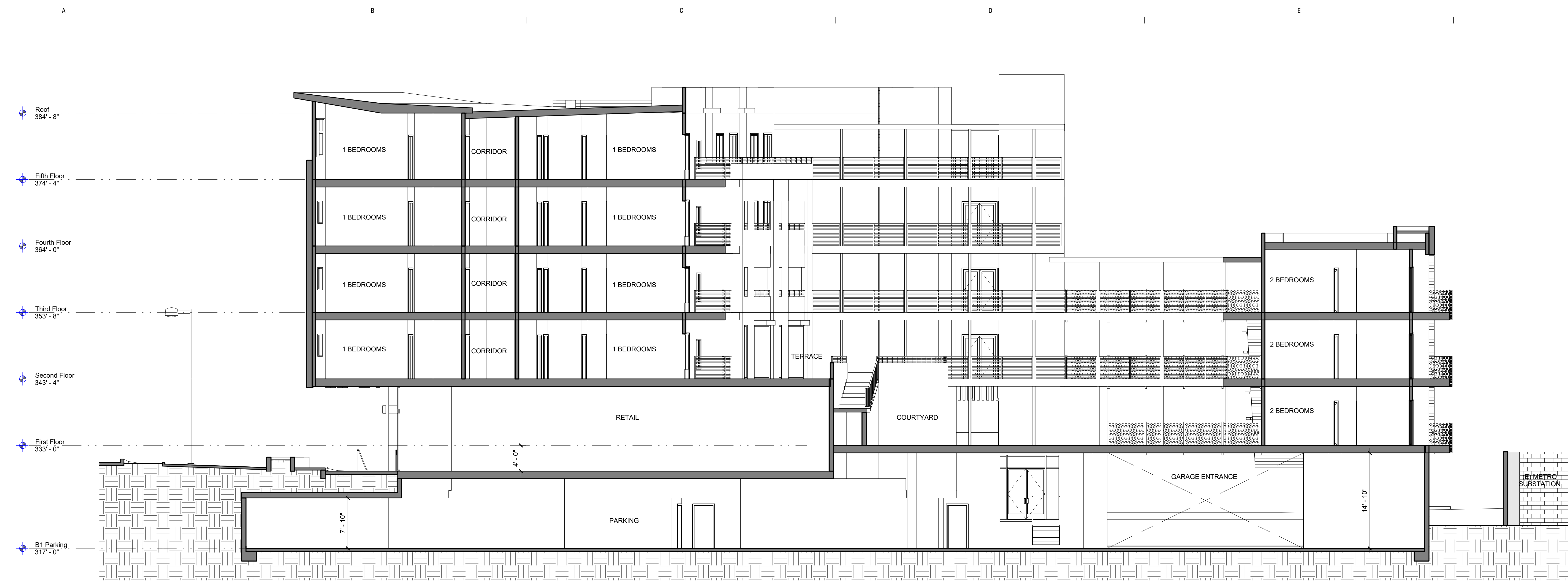
**BUILDING SECTIONS**

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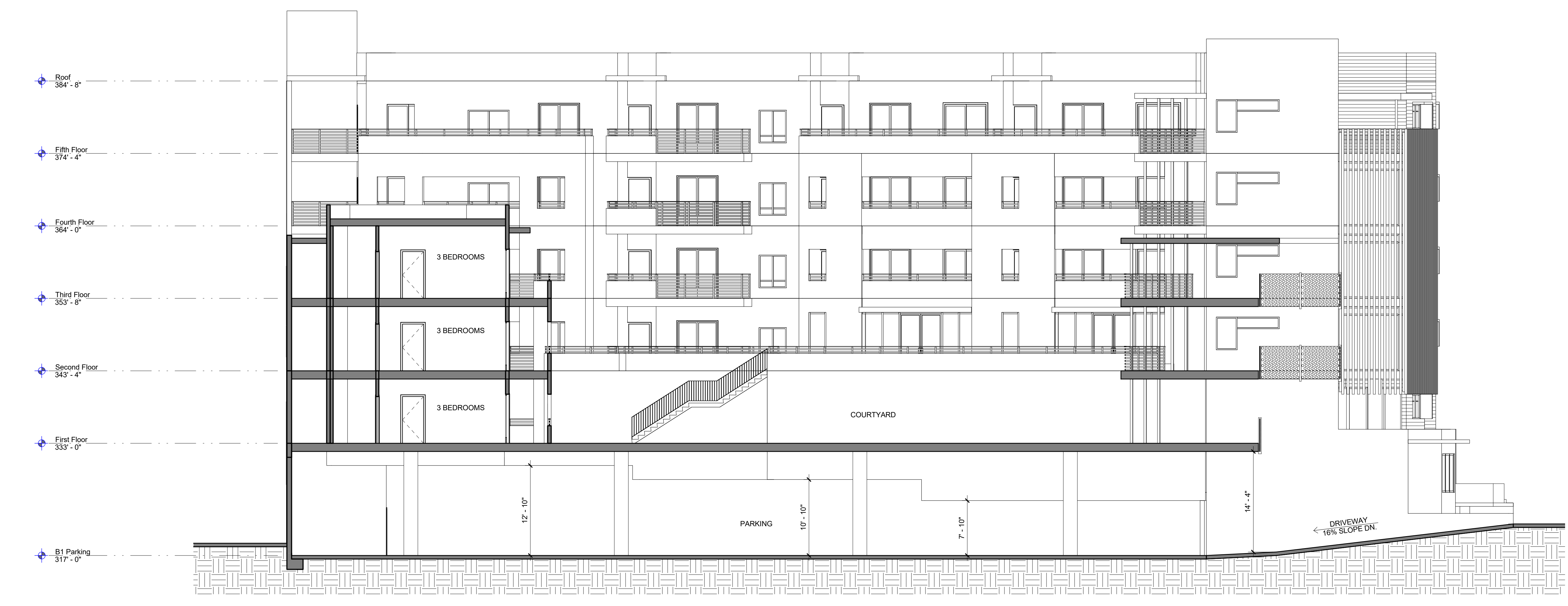
project number  
19697  
date  
4-15-2015

**A3.11**

Plot Date:  
File Path:



**1 NORTH / SOUTH BUILDING SECTION**  
1/8" = 1'-0"



**2 EAST / WEST BUILDING SECTION**  
1/8" = 1'-0"

If this sheet is smaller than 30" high by 42" wide then it has been reduced.



VIEW FROM 1ST & LORENA STREET CORNER



COURTYARD VIEW FROM NORTH EAST CORNER



COURTYARD VIEW FROM NORTH WEST CORNER



VIEW FROM LORENA STREET



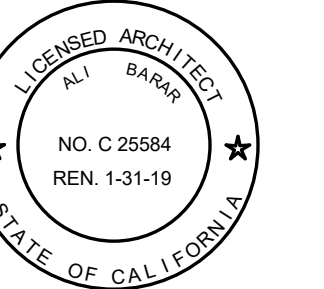
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issues / revisions  
Issue Date Description

drawing title  
**PERSPECTIVES**

scale  
1/2" = 1'-0"

project number  
19697  
date  
4-15-2015

**A3.21**

Plot Date:  
File Path:

**Substitute Environmental Mitigation Measures**

**12. Hazardous Materials.**

(a) Pursuant to the Los Angeles Building Code, the Applicant will engage in the Construction Site Plan Review (CSPR) process with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR). The CSPR process includes, but is not limited to locating, excavating, and conducting a methane leak test on the well, providing DOGGR with a site plan indicating the footprint of the proposed structure and well location, and provide DOGGR with a well evaluation and work plan to re-abandon the well, as necessary.

(b) Prior to the issuance of any grading or building permits related to the construction of the Project, Applicant shall retain a qualified environmental professional (as defined in Title 40 Code of Federal Regulations § 312.10 Definitions) to conduct a Phase II environmental site assessment of the project site and submit the assessment to the Department of City Planning. If the Phase II environmental site assessment determines hazardous and/or toxic substances are located on the project site, Applicant shall consult with appropriate oversight agencies, including the department of Toxic Substances Control and the Los Angeles Regional Water Quality Control Board, and implement remediation measures to minimize human exposure and prevent further environmental contamination. No grading or building permits shall be issued until a letter of No Further Action Letter is obtained, if required, from an appropriate agency.

**13. Public Services (Fire Protection).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**14. Public Services (Police).** The plans shall incorporate the Design Guidelines (defined in the following sentence) relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. These measures shall be approved by the Police Department prior to the issuance of building permits. In addition, the Applicant agrees to provide the following:

- A. One dwelling unit will be designated for an on-site property manager;
- B. Two case managers will be present for the Project;
- C. Tenants will be asked to sign a disclosure statement acknowledging the restaurant hours and operations at El Mercado;
- D. A comprehensive surveillance system (cameras) will be provided;
- E. Signs will be posted in the Lorena Plaza garage indicating no parking at the El Mercado lot.
- F. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility. It will be posted in location(s) in plain view and accessible to the general public.

**Additional Conditions**

General Description and Operations

- 1. The 49-unit building, a mix of one-, two-, and three-bedroom apartments, will primarily serve families. 50% of the apartments (24 units) will be reserved primarily for families experiencing homelessness, of which 50% will be for families with disabilities (12 units). The remaining 50% (24 units) will be regular affordable apartments, targeting veterans and their families.

Design and Construction

- 1. All windows and openings facing El Mercado's building will be removed.
- 2. Sound reduction methods (e.g. thicker walls and insulation) will be incorporated throughout the project, including the walls facing El Mercado. These measures will serve to reduce sound coming from El Mercado operations during the life of the proposed Project.
- 3. The building along 1<sup>st</sup> Street will be set back greater than the standard sidewalk to increase El Mercado's visibility for traffic heading eastbound on 1<sup>st</sup> Street as specified in Exhibit A (Plot Plan).

Traffic and Parking

- 1. The project will provide a 2.5' setback along the alley to accommodate the potential for a future widening for a two-way alley along the development site. The applicant will undertake the coordination for City approval.
- 2. Resident tenants' cars will have "Lorena" parking stickers to make vehicles easily identifiable.

Commercial Space

- 1. Community-serving uses will be incorporated into the general commercial space, such as an early learning center/childcare facility.



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**LORENA PLAZA  
 MIXED USED DEVELOPMENT**

Client Project No.  
 Project Address:  
 114 116 122 NORTH LORENA STREET  
 3401 3407 3411 3415 EAST 1<sup>ST</sup> STREET  
 LOS ANGELES, CALIFORNIA 90001

SCHEMATIC DESIGN



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Client Approval	
Approval of Design	
Issue Date	10/16/2015
Issue Date	
Description	

Drawing No.  
 1001  
 1/8" = 1'-0"  
 Project Number  
 1001  
 Date  
 4-18-2015  
 Plot No.  
 No. Plan