

Date: 2/28/17
Submitted in PLUM Committee
Council File No: 16-1462
Item No. 12

Communication
from Appellant Representative

THE CASE AGAINST THE ALEXAN

FOR THE OFFICIAL RECORD

SECTION 14.5.7. DIRECTOR'S DETERMINATION.

(A) Director's Authority to Approve Transfers of Less than 50,000 Square Feet of Floor Area.

3. **Action by Director.** The Director shall approve, conditionally approve, or disapprove the request for Transfer, including the public benefits to be provided, and make the following findings:

(b) Conditions of Approval.

(1) The Transfer shall provide public benefits equivalent in value to the dollar amount otherwise required for a Public Benefit Payment, in conformance with Section 14.5.9 of this Code;

(2) The Transfer must **comply with any** urban design standards and guidelines adopted by the City Planning Commission for the area, including **the Downtown Design Guide**, and **other applicable design guidelines**;

SECTION 16.05. SITE PLAN REVIEW.

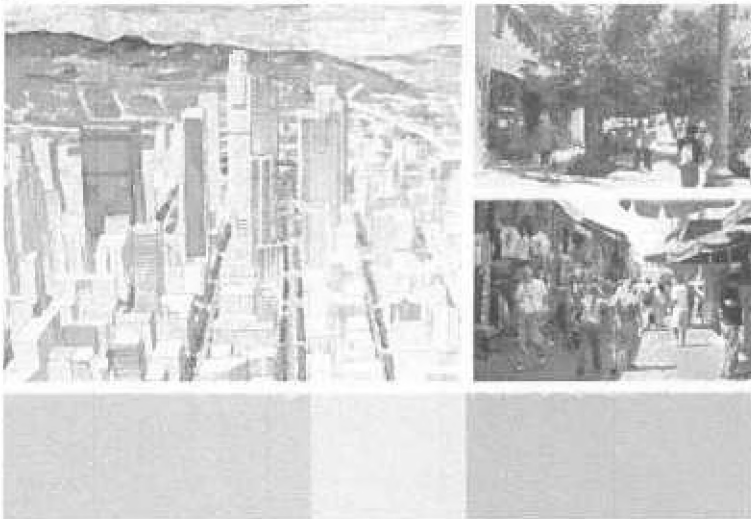
(A) Purpose. The purposes of site plan review are to promote orderly development, evaluate and mitigate significant environmental impacts, and promote public safety and the general welfare by ensuring that development projects are **properly related to their sites**, surrounding properties, traffic circulation, sewers, other infrastructure and environmental setting; and to control or mitigate the development of projects which are likely to have a significant adverse effect on the environment as identified in the City's environmental review process, or on **surrounding properties by reason of inadequate site planning or improvements.**

(F). In granting an approval, the Director, or the Area Planning Commission on appeal, shall find:

1. that the project is in **substantial conformance** with the purposes, intent and provisions of the General Plan, applicable community plan, and **any applicable specific plan;**

DOWNTOWN DESIGN GUIDE

CITY OF LOS ANGELES



01

INTRODUCTION AND OVERVIEW

A. AREAS TO WHICH THE DESIGN GUIDE APPLIES: RELATIONSHIP TO OTHER REGULATIONS

The Downtown Design Guide, Urban Design Standards and Guidelines ("Design Guide"), which supplements Municipal Code provisions, applies to all projects in the areas shown on Figure 1.1, except:

- Provisions of an adopted Specific Plan, Community Design Overlay, Streetscape Plan, Design for Development, Supplemental Use District, Development Agreement or other regulations as determined by the Reviewing Agency shall take precedence where there is a conflict.
- Projects in the Historic Downtown must comply with the Historic Downtown Los Angeles Design Guidelines (July 2002) sponsored by the Los Angeles Conservancy as well as with the Design Guide. Where there is a conflict, the Historic Downtown Los Angeles Design Guidelines shall take precedence.

Where the Municipal Code is more restrictive than these Guidelines, and a request has been made to deviate from the Municipal Code to conform to the Design Guide, then the Decision-Making body must find a project is in conformance with the Design Guide and the Urban Design chapter of the Community Plan in the consideration of affirmative findings.

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historic downtown LOS ANGELES design guidelines



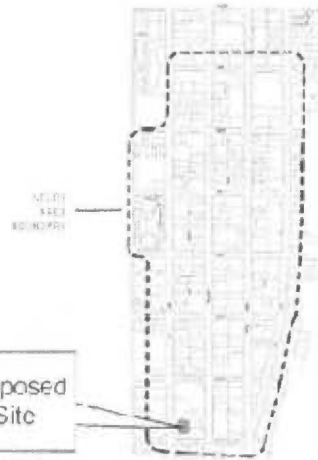
July 2002

historic downtown LOS ANGELES design guidelines



MAP OF STUDY AREA

MAP OF STUDY AREA



INTRODUCTION

ANTHONY RAYMOND LEWIS
ARCHITECTS

MAP OF STUDY AREA

NEW CONSTRUCTION



EXISTING BUILDINGS
NEW CONSTRUCTION
PROPOSED SITE

Proposed Site

ANTHONY RAYMOND LEWIS
ARCHITECTS

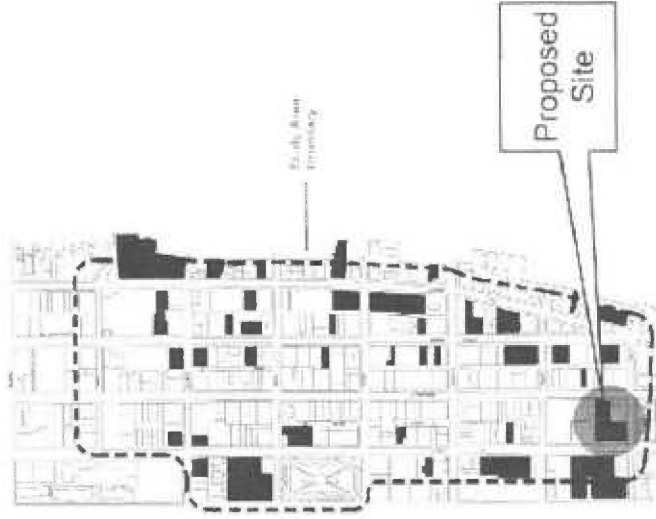
Midway downtown LOS ANGELES design guidelines

NEW CONSTRUCTION

2017 2020

13

EXISTING
PARKING
LOTS: INFILL
CONSTRUCTION
OPPORTUNITIES



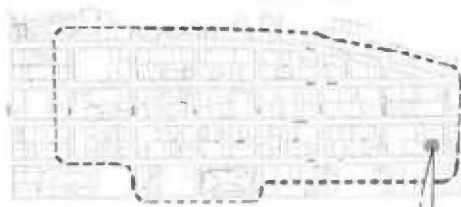
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INTRODUCTION

2017 2020

1

Midway downtown LOS ANGELES design guidelines



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MAY 2017
13

KEY POINTS

RESPECT EXISTING CONDITIONS

NEW CONSTRUCTION overview

New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize a building or historic district. The new work should be differentiated from the old, yet be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and the environment. (Secretary's Standard Number 9).

Priorities for new construction and additions include: built-to-the-street, particularly at corners; construct infill buildings at vacant or underutilized sites along major streets, and modify non-historic buildings so that they contribute visual interest and quality.

The variety among buildings of different eras is part of what gives a city its vitality. The Historic Downtown building stock primarily dates from the 1920s and 1930s; however, a number of more recent structures exist that contribute to the area's character. The large number of vacant or underutilized sites offers the potential for a significant amount of future new construction projects. Each new structure affords an opportunity to impart a mark on downtown Los Angeles. The City's *Downtown Strategic Plan* recognized this and emphasized the need for a balance between preservation and new construction, stating:

"Encourage fine grained, mixed use infill projects around significant historic buildings."

"Establish urban design guidelines and set up preservation priorities that strike a balance between historic preservation and new development."



As described under leaves in Washington D.C., a substantial amount of the original materials could not be salvaged. Therefore new, more industrial materials were introduced where historic fabric was missing, and a addition was designed for the rear end roof of the original historic building.

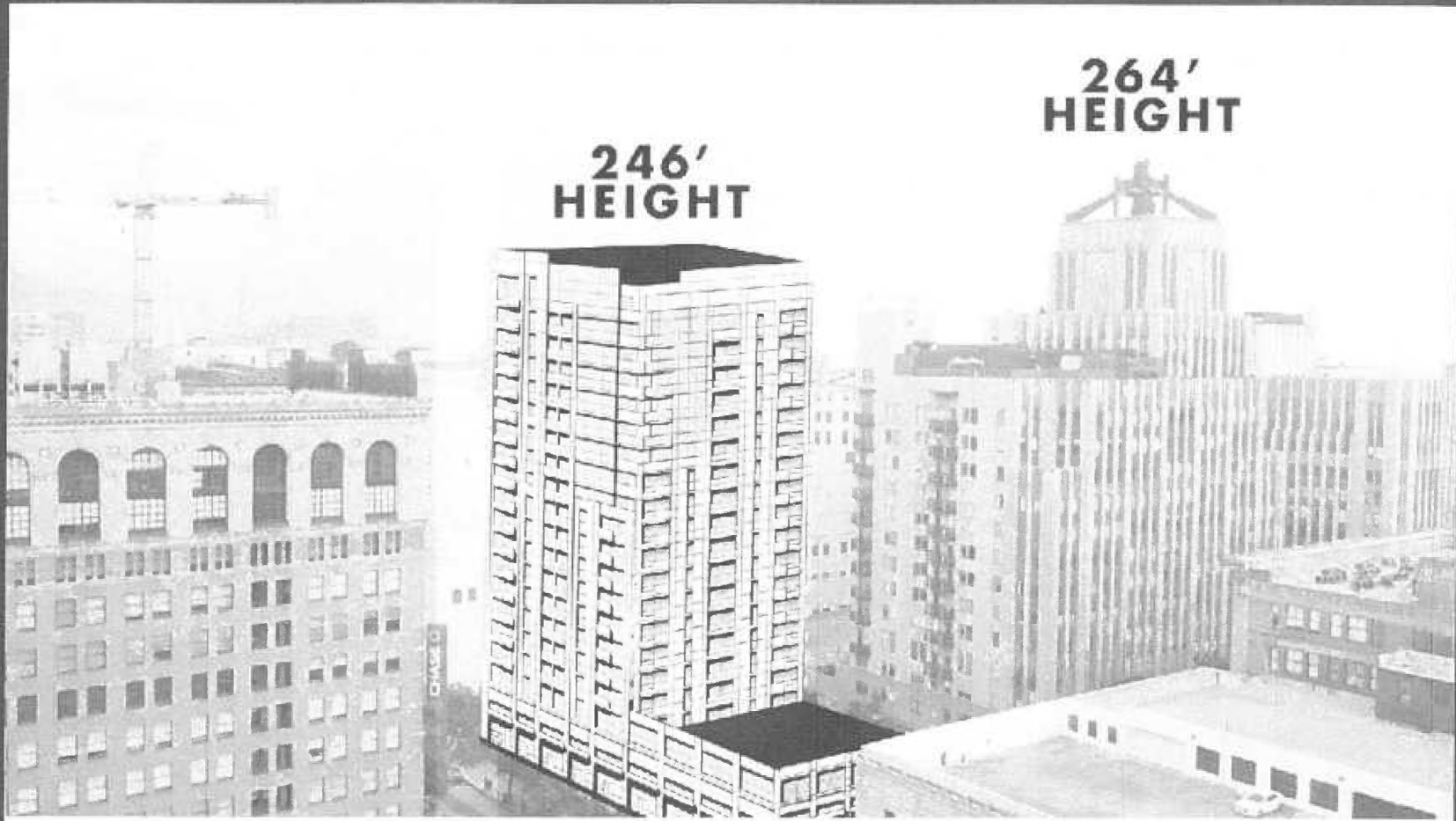
NEW CONSTRUCTION

JULY 2002

NEW CONSTRUCTION overview

KEY POINTS

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**246'
HEIGHT**

**264'
HEIGHT**

CURRENTLY ENTITLED PROJECT

**320'
HEIGHT**

**264'
HEIGHT**



ALEXAN PROJECT

**246'
HEIGHT**

**264'
HEIGHT**



CURRENTLY ENTITLED PROJECT

**320'
HEIGHT**



**264'
HEIGHT**

ALEXAN PROJECT