



5801 Atlantic Avenue

City Council Meeting – October 11, 2022

Vicinity Map



- **Lot Size:** 3.20 Acres (30 lots)
- **Zoning:** MU-3-A
- **GP LUE PlaceType:** NSC-M
- **Existing conditions:** Residential and commercial within the vicinity
- **Site Access:** Site is accessed by Atlantic Avenue, South Street, Linden Avenue and 59th Street

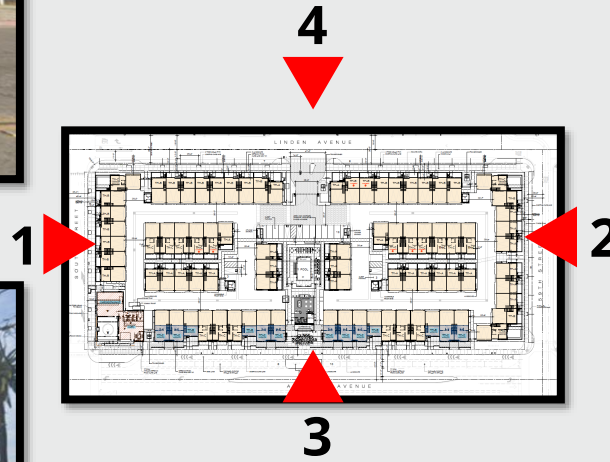
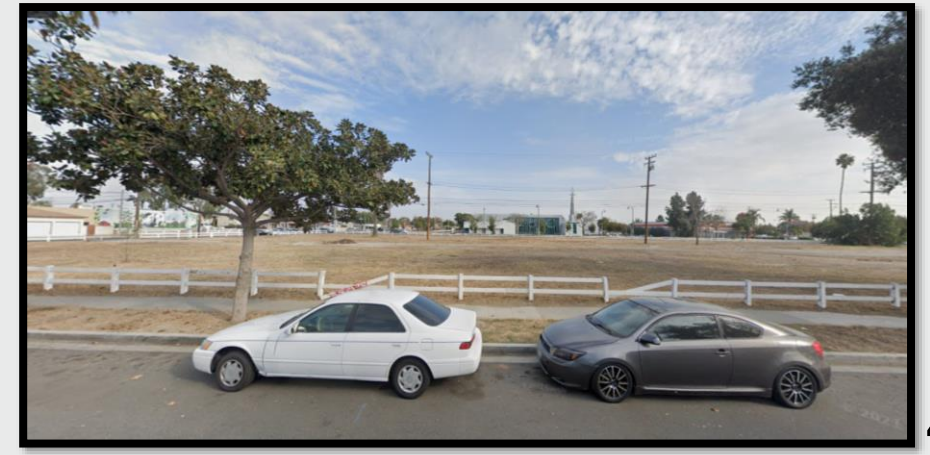
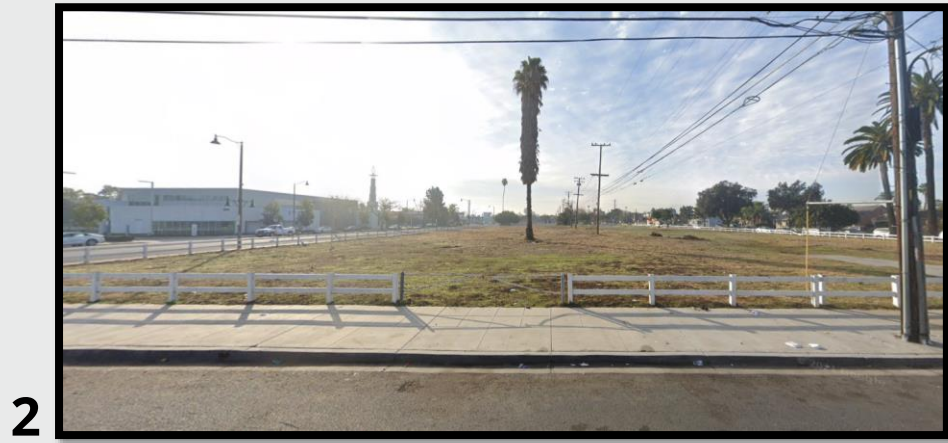
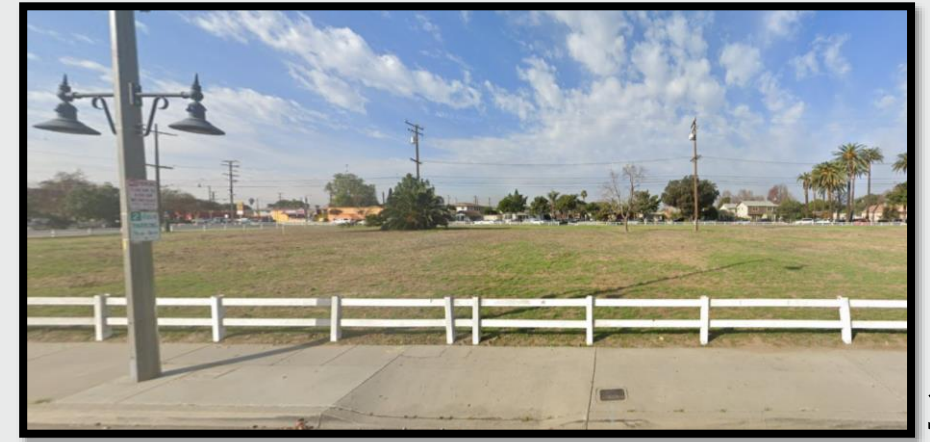
Subdivision Process – Development Services

- Initial project review and consultation
- Zoning analysis
- Consultation with all other City Departments and outside agencies (TAC)
- Presentation to the Site Plan Review Committee (SPRC)
- Presentation to the Planning Commission
- Approval of Tentative Tract Map
- Condition clearance
- Issuance of Building permits
- Issuance of Certificate of Occupancy

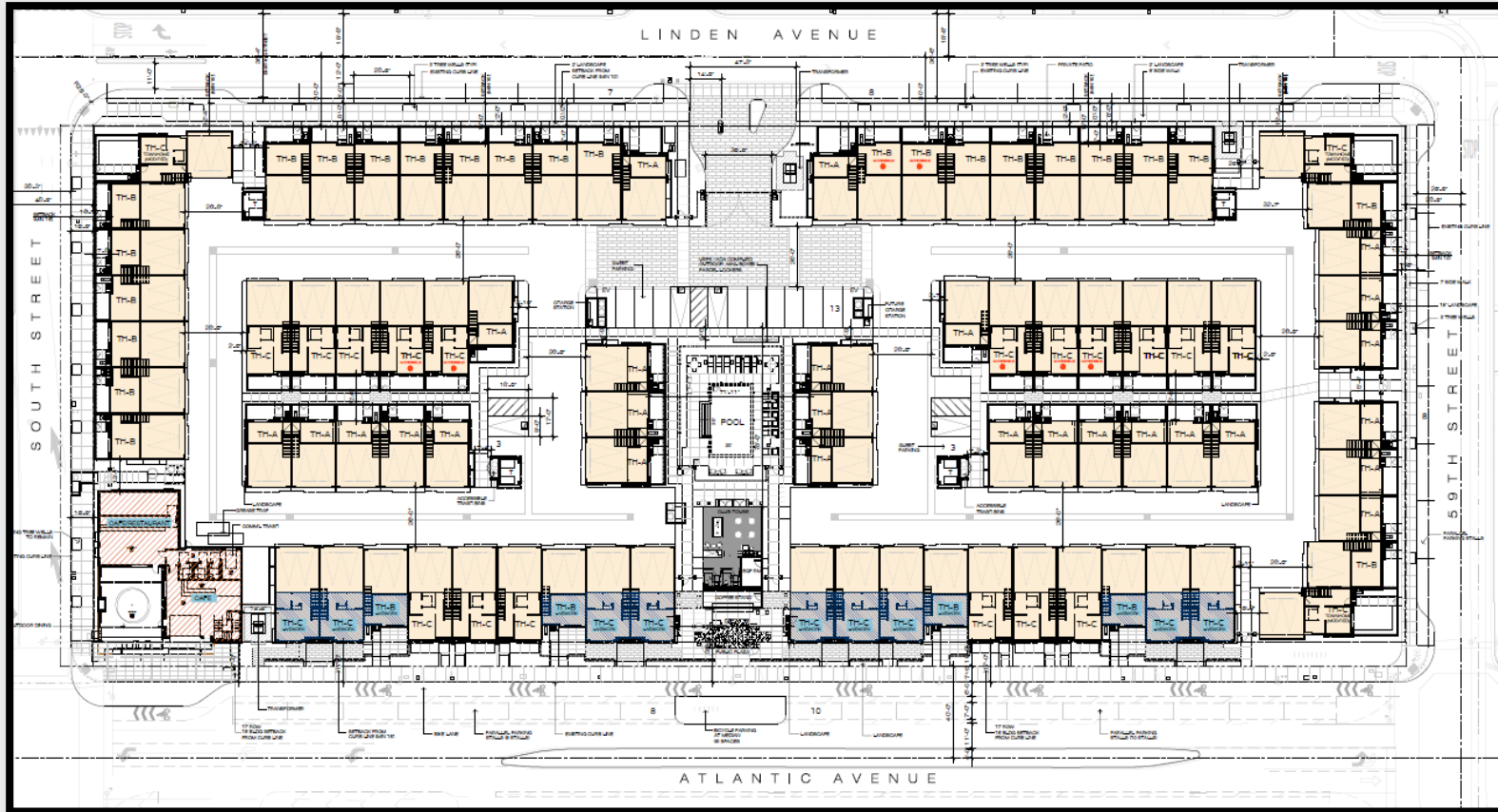
Subdivision Process – Public Works

- Initial project review and consultation
- Right-of-way analysis
- Technical comments on the tentative map and entitlement
- Preparation of Planning Commission conditions
- Conditions clearance
- Issuance of right-of-way permits, public improvement permits
- Review of final maps and improvements and presentation to City Council
- Preparation of mylar final maps
- Coordination with County of Los Angeles
- Concurrence in Certificate of Occupancy

Site Conditions



Site Plan



Proposal:

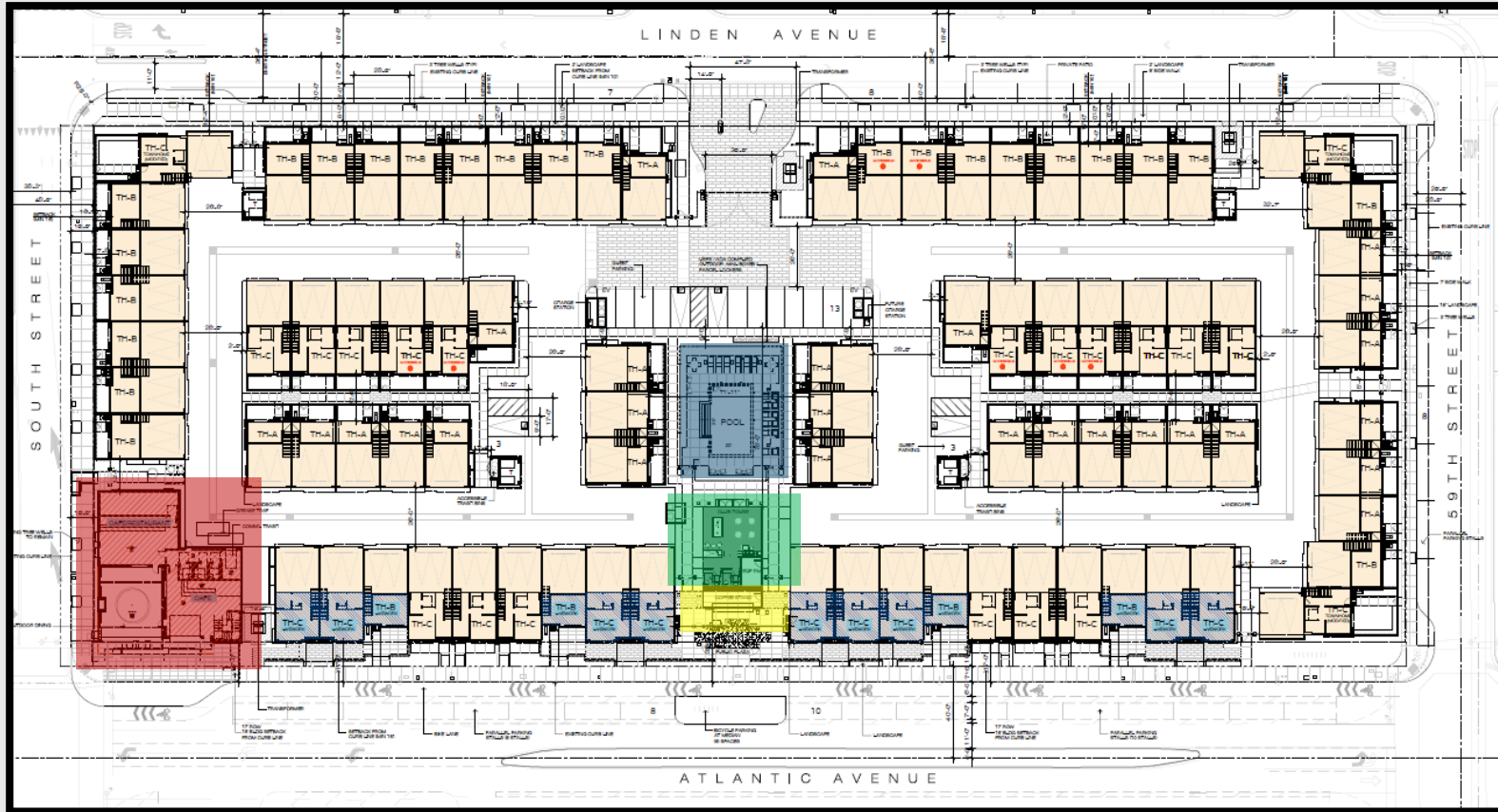
Site Plan Review

- 84 townhomes each with a 2-car garage
 - 13 Live/Work
- 3 stories total

Subdivision

- Tentative Tract Map No. 83407

Site Plan

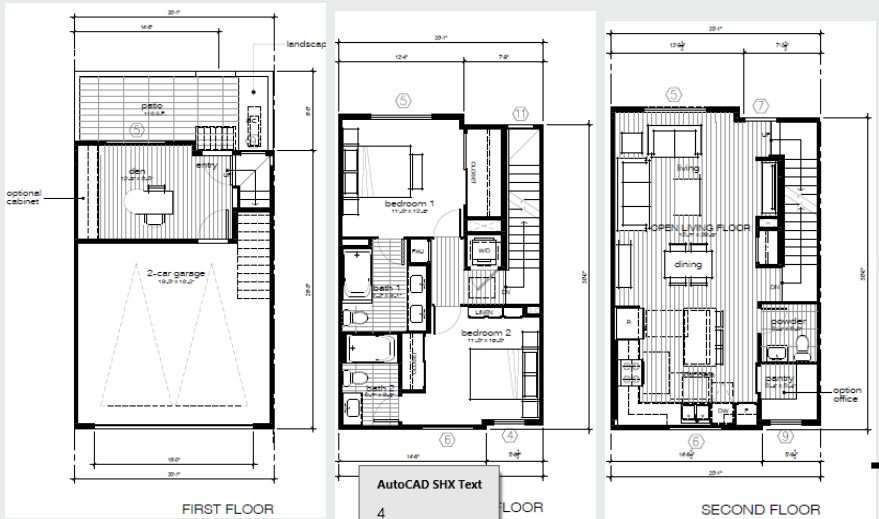


Proposal:

- 19 Off-street parking stalls for guest parking.
- Commercial Parking along Atlantic Avenue, Linden Avenue and 59th Street.

- Community pool
- 3,000 SF Commercial
- 567 SF Community Room
- Coffee Stand

Residential Floor Plans



TH-A



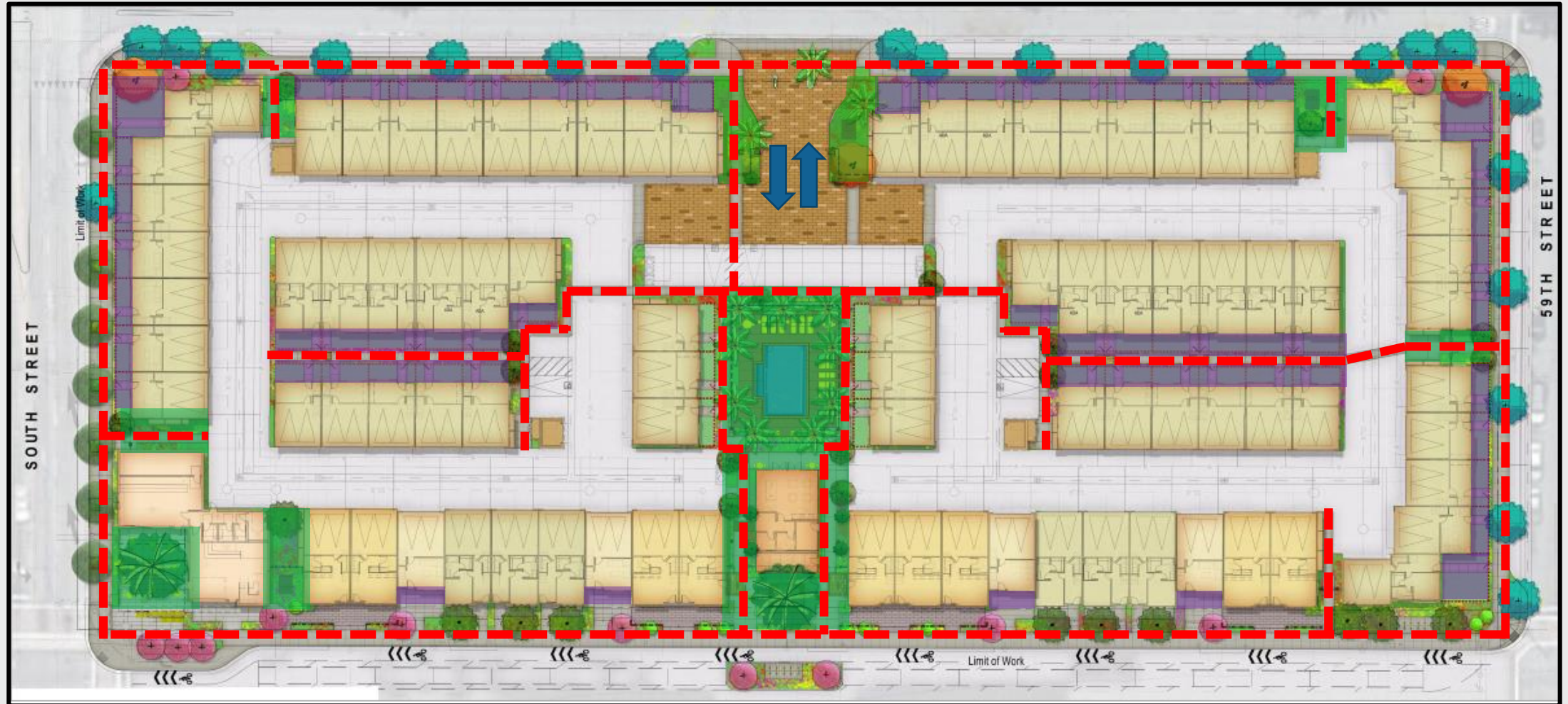
TH-B



TH-C

Dwelling Unit Details				
Model Type	Number of Units	Bedrooms per Unit	Bathrooms per Unit	Floor Area of Unit
TH-A	27	2	2.5	1,355 SF
TH-B	28	3	2.5	1,166 SF
TH-C	29	3 OR 4	3.5	1,898 SF

Open Space/Circulation

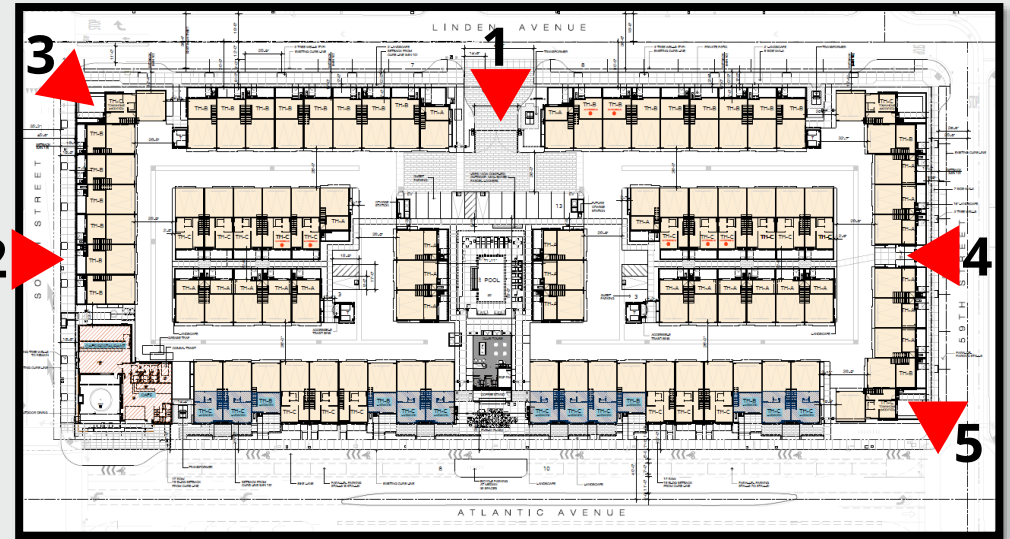


Common Open Space **Private Open Space** **— — — — Pedestrian Path of Travel**

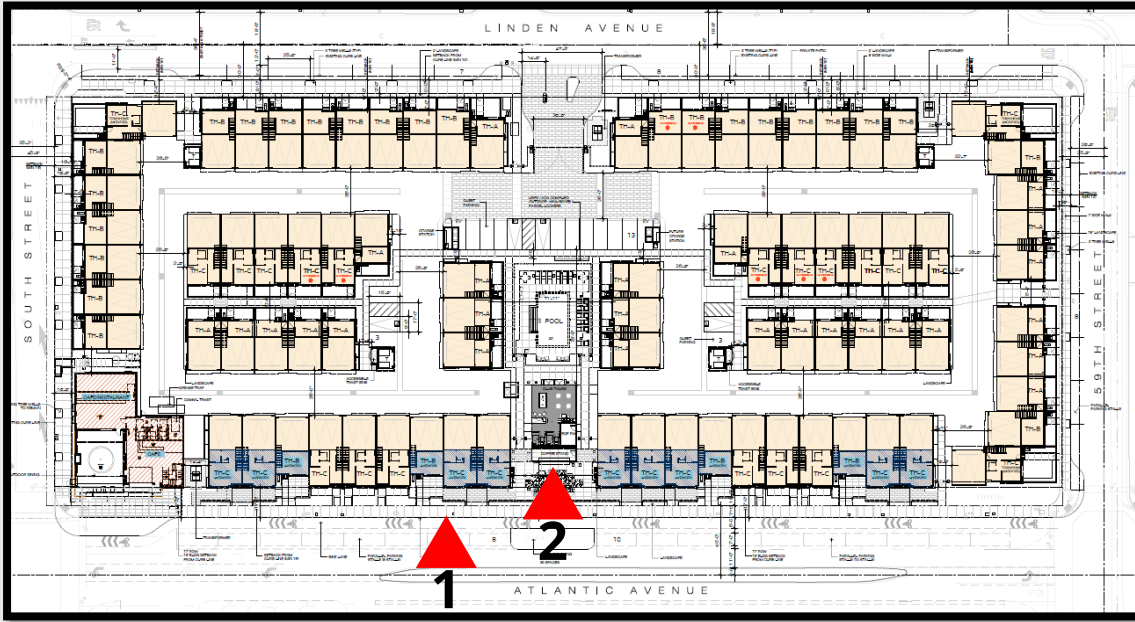
Elevations - Residential



*Rendering does not show bulb outs



Elevations – Amenities



2 – East Elevation along Atlantic Avenue



1 – East Elevation on Atlantic Avenue

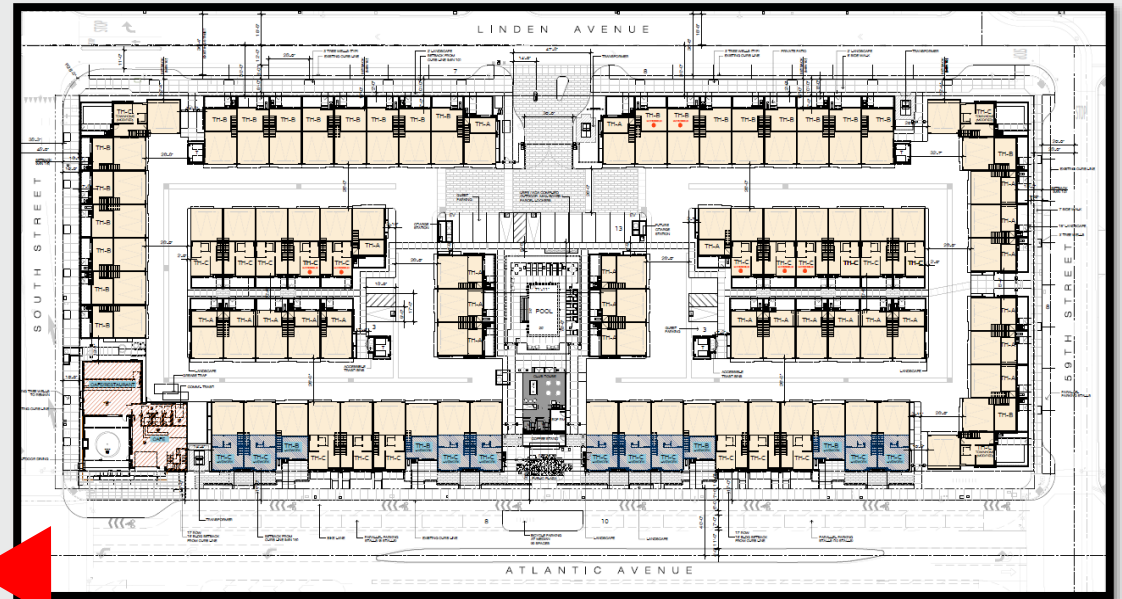
Elevations – Commercial



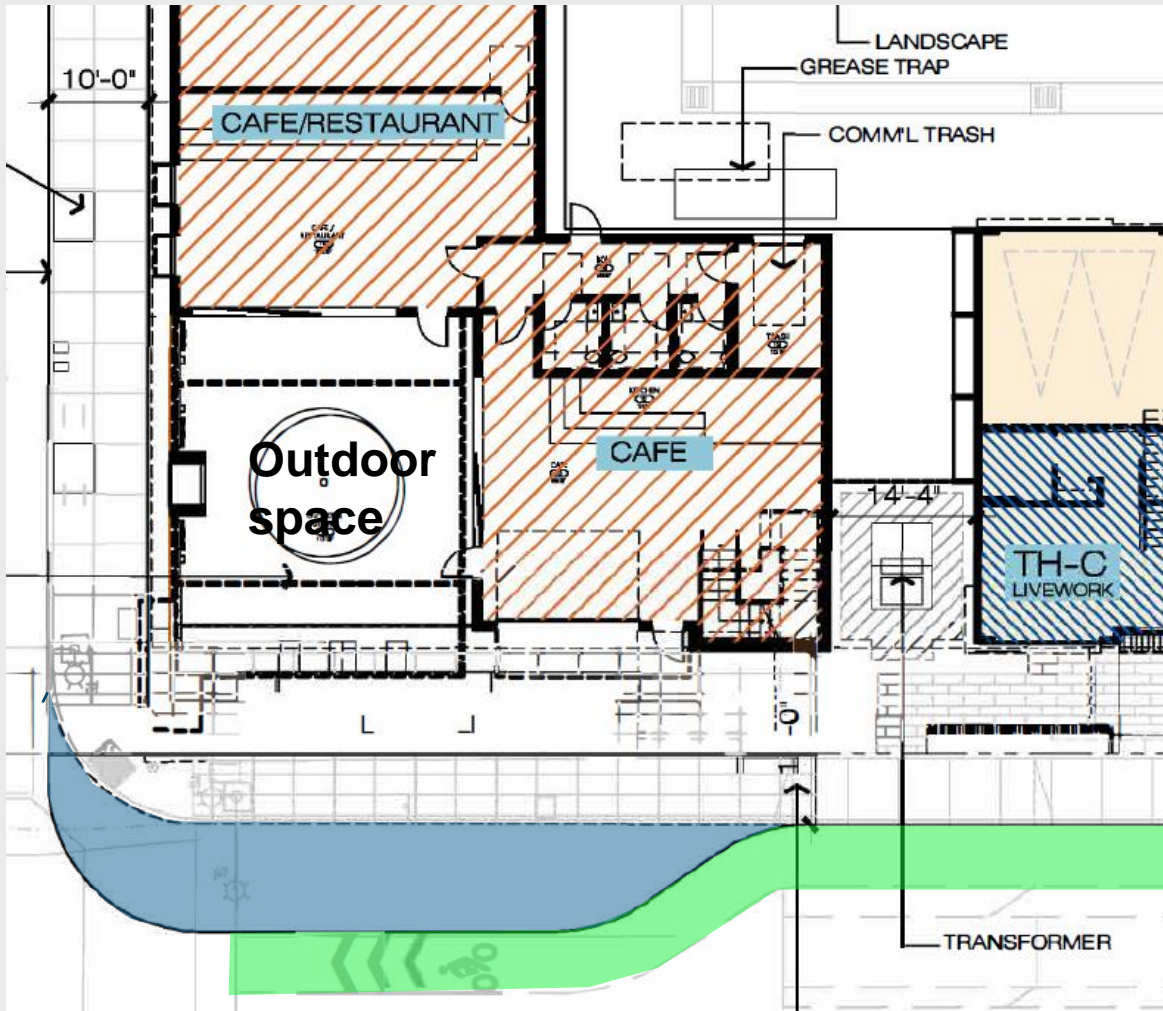
Existing condition



1 – Proposed commercial space SE corner of Atlantic Avenue & South Street

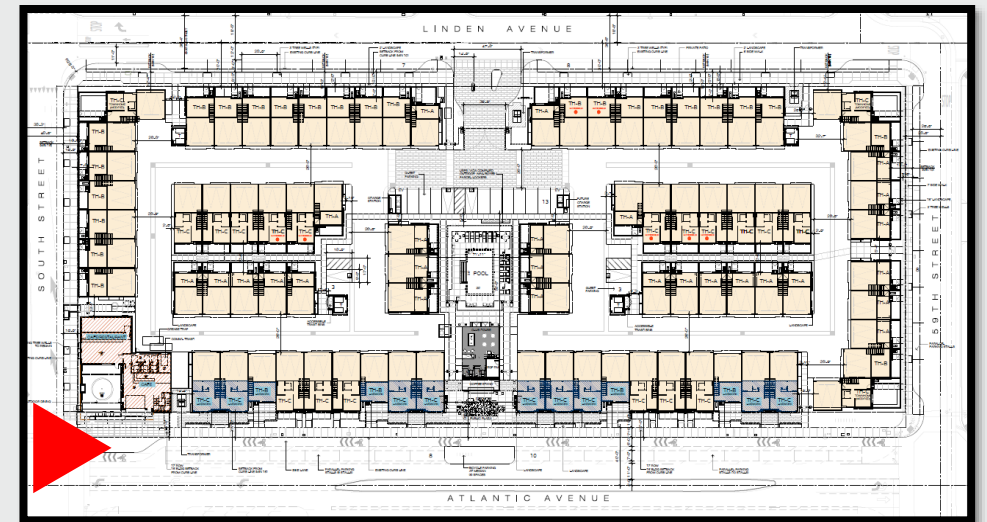
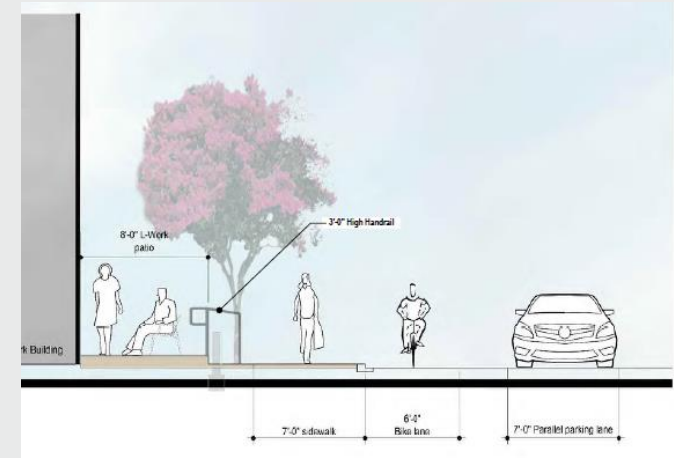


Right-of Way Improvements

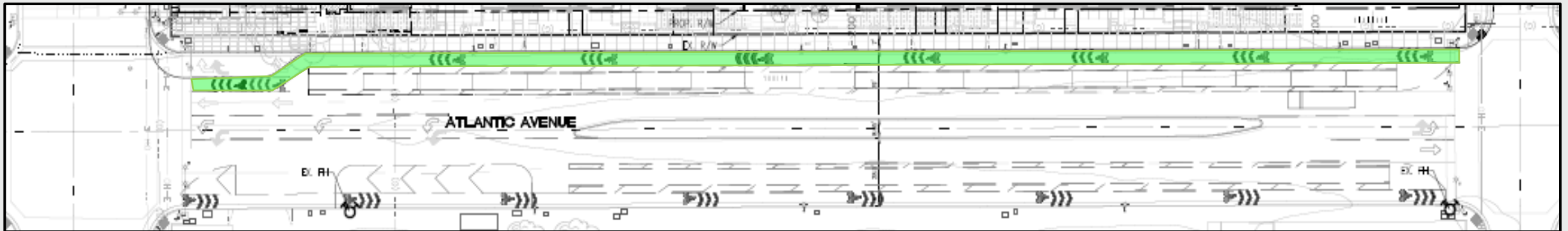
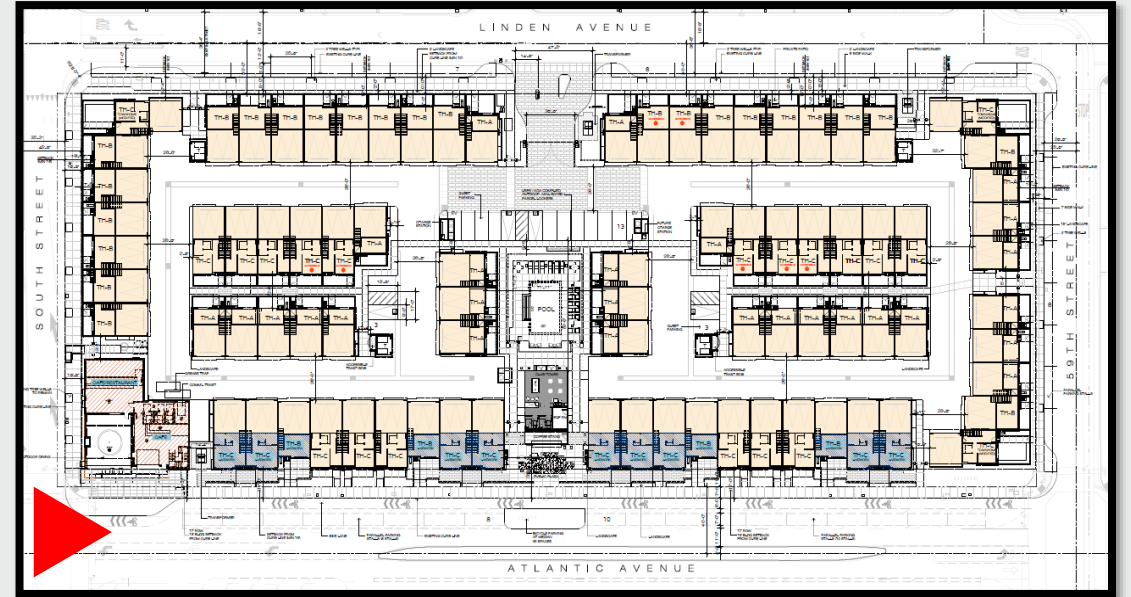
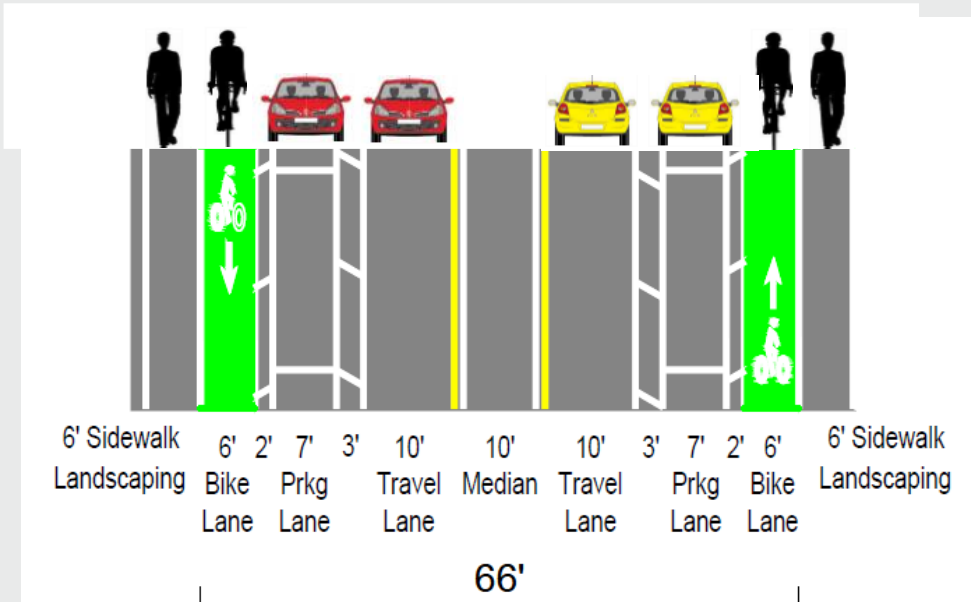


Bulb Out

Bike Lane

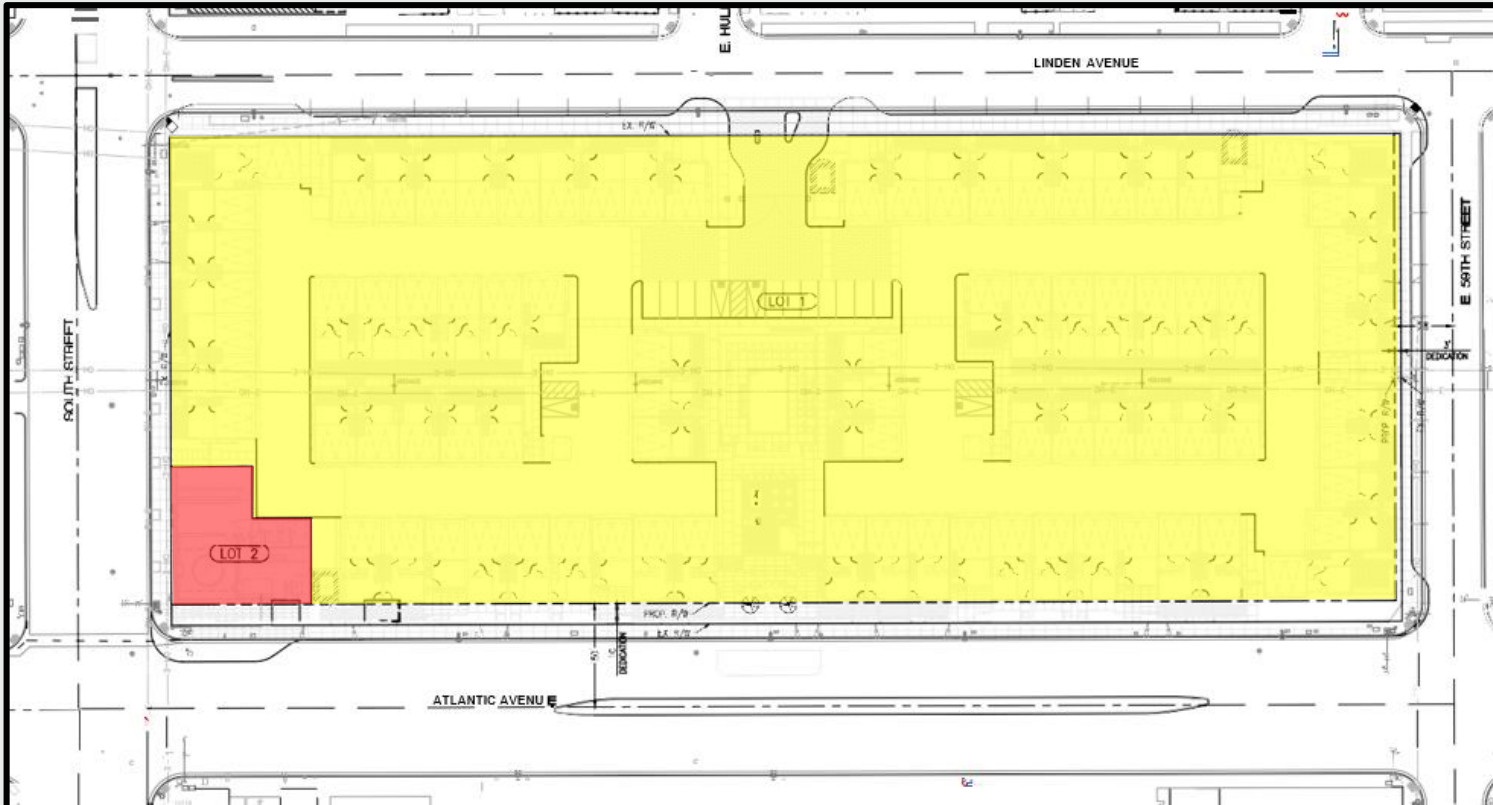


Right-of Way Improvements



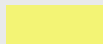
Tentative Map

Tentative Tract Map No. 83407




Proposal

- Reconfigure existing 30 lots into two lots

 Lot 1 – 3.11 acres

- 84 individual residential condominiums

 Lot 2 – 3,600 SF

- 3,000 SF of commercial space with 1,171 SF of outdoor space

- Development Standards:
 - Minimum lot size: 3,000 SF
- Dedications along 59th Street and Atlantic Avenue

California Environmental Quality Act (CEQA) and Recommendation

CEQA

- Class 32 exemption per Section 15332 (Infill Development) as the project under 5 acres in size, is surrounded by urban uses and is consistent with the General Plan and all zoning regulations.

Staff Recommendation

- Accept the Final Map



Thank you

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Development Services Department

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