Sun Valley Concept Design

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Sun Valley

- “American’s Suburb”
- Located in the Northeast portion of the City of Los Angeles
- Freeways 5 and 170 meet
- Approximately 46,000 residents
- Including a significant amount of commercial and industrial businesses
Location

- Glenoaks Blvd. Between Peoria & Pendleton St.

Area Covering:
  - Two (2) Total Parcels
    - First parcel belongs to Yellow Trucking Co. & American Waste Industries
    - Another parcel has a total of 14 commercial businesses
    - Each business has approximately 5,000 – 20,000 Sq.Ft.
  - Total Area is approximately 386,924 Sq.Ft.
GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

- Census Tract: 1211.00
- Block: 19  Lot: 11
- Parcel ID Number; (PIN): 198B173 53
- Assessor Parcel Number: 2538-011-009
Existing Site

Legal Description:
- Tract: LOS ANGELES LAND AND WATER CO’S SUBDIVISION OF A PART OF MACLAY RANCHO

• Planning Area & Community Name:
  - Sun Valley - La Tuna Canyon

• Zone(s): M2-1-G
  - Light Industrial Manufacturing
Current Businesses

- Yellow (Trucking Co.)
- American Waste Industries
- Auto Dismantling Shops
- Liquor Stores
- Restaurants
- Tire Shop
- Auto Glass Distributor and Repair
- Offices
- Vendors
BASIC ZONING INFORMATION FOR PARCEL:

• Hillside Grading Area
  - The parcel is located in an area that is in or is near a hillside mountainous area. Development regulations relate to the measures necessary to mitigate hillside area hazards.

• Hillside Ordinance Area
  - The parcel is located in a mountainous area and is regulated by the City's "Hillside Ordinance".
Site Analysis

- High Industrial Area
- High Velocity Wind Area
- High Fire Risk Area
- Possible Toxic Substances on Ground
- Run-Offs
- Odors
- Fumes
- Unorganized Building Pattern
- Imbalance
- Unfinished or Deteriorating Sidewalk
- Deteriorating Buildings
- Abandoned Buildings
Mission Statement

- Promote Mixed-use Environment
  - Residential & Commercial Businesses

- Open-space Areas
  - “Pocket Parks”
  - Recreational Open-space

- Sustainable Community
  - Livable Place
  - Community Oriented

- Efficient Central Location
  - Central Business Area

- Cost Efficient
  - Transportation Cost
  - Energy Cost
Mixed-use Building Structures

- **Affordable Housing**
  - “Live at Affordable Price”

- **Showrooms & Office Spaces**
  - Commercial/Retail Space
  - Including Restaurants
  - Two Stories (Showrooms vs. Storage)

- **Parking Spaces for Public & Private**
  - Located on the SE of Peoria St. & Glenoaks Blvd.
  - Total of 5 Levels (2 Underground, 1 Ground, and 2 Above Ground)
  - Attach to the Residential Building for Easy Access
After Redevelopment Illustration: This plan includes a major transportation hub (for buses), a small urban park, mixed use retail with office above (around a central plaza with water feature - retention), two story townhomes and three story condominiums. The plan was prepared to provide a central pedestrian spine connecting the residential components to the retail uses and the transit depot.
Open Spaces

- Public Open-spaces
  - Public parks open to both public & private
  - Community meeting center
  - Recreation and “Greeneries”
Architectural

• “Earth-Tone” Buildings
  - Primarily Light Brown, Brown, and Dark Orange

• Correlation
  - Coexisting to Each Other

• Landscaping
  - More Trees!!!
  - Small Flowers Along the Sidewalk
Number of Units on Site

• Affordable Housing
  - 50 - 100 Total Units
  - Two stories above the retail spaces

• Commercials
  - Minimum of 25 retails, restaurants, and other businesses
  - 1,500 - 2,500 Sq.Ft.

• Parking Units
  - Private Parkings Spaces = 2 Levels; Underground
  - Temporary Parking (15 min. Parking) on Ground Level
  - Public Parking Spaces = Level 2 & 3 (Parking w/ Validation ONLY)
  - Total 550 Spaces
Envision

- Sustainable Community
- Efficient Central Location
- Cost Efficient
- Pedestrian Friendly
Conclusion

• With our concept design envision and the support from the local government, we can convert this——→

  to...

  This!!!———→
Thank you