



# HALL OF ADMINISTRATION ROOM 140 REFURBISHMENT PROJECT

COMMUNITY SERVICES CLUSTER BRIEFING  
JUNE 7, 2023



### **Recommended Action:**

- Approve the revised project budget of \$2,551,000, an increase of \$451,000 from the previously Board-approved amount of \$2,100,000.

### **Background:**

- On June 28, 2022, the Board approved the project with a budget of \$2,100,000 and authorized Public Works to deliver the project using a Board-approved Job Order Contract (JOC).
- The project consists of remodeling the HOA First Floor Conference Room 140 to create a more flexible and accessible meeting space. The refurbished conference room will be used for public overflow during Board of Supervisors meetings and will host public hearings for various County Commissions.

## Purpose/Justification:

- After validating the construction costs and schedule with the selected JOC contractor, Public Works has determined that the project's budget and schedule are greater than what was presented to the Board on June 28, 2022.
- The increased cost and schedule are due to inflation and supply chain issues which continue to impact the construction industry.
- The Chief Executive Office has identified additional net County cost to cover the increased project costs. The project is fully funded with net County cost.

## Schedule:

- Public Works began construction in March 2023 using the current available construction budget.
- The conference room is anticipated to be available for occupancy and use in July 2023.
- Some of the audio-visual equipment with extended lead times is not expected to arrive until December 2023.
- Construction substantial completion is anticipated in March 2024 to allow for installation and commissioning of the audio-visual equipment.

# Existing Conference Room





# Refurbished Conference Room Renderings



Questions?

# Residential Design Standards Ordinance

Project No. PRJ2021-03654-(1-5)  
Advance Planning Case No. RPPL2021010116  
Countywide



# INTRODUCTION

- Amendment to Title 22 (Planning and Zoning) of County Code
- Ordinance provides development standards to guide review and approval of housing projects
- Applicability:
  - Applicable to all communities in Unincorporated LA County
  - Does not supersede community-specific standards like Community Standards Districts, Specific Plans, or other overlays



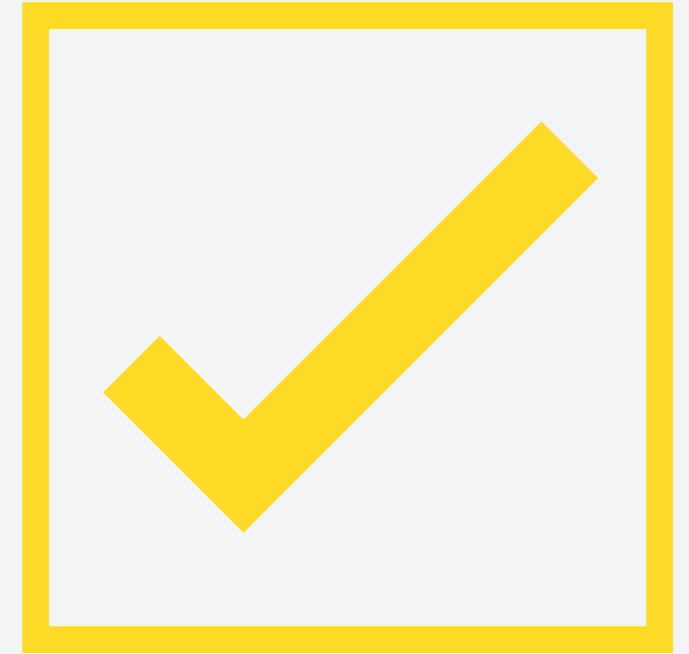
# PROJECT BACKGROUND

## ➡ Establish standards for review and approval of residential projects

- Compliance with and implementation of all applicable laws and ordinances

**State:** Housing Crisis Act (SB 330)  
California H.O.M.E Act (SB 9)  
Housing Accountability Act

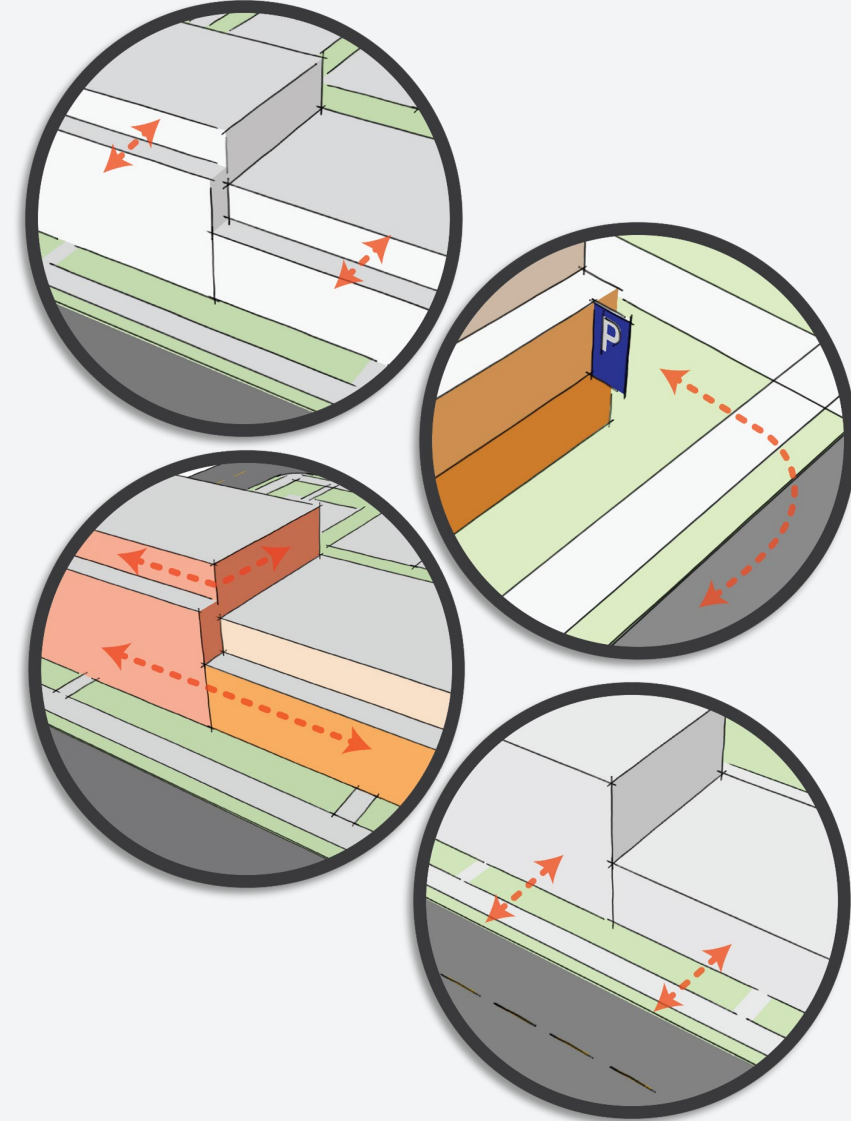
**County:** By-Right Housing Ordinance



# PROJECT INTENT





- Facilitate housing development by providing clear design standards for residential and mixed-use projects
- Set standards that build upon existing land use policies to improve residential projects:
  - ✓ Promote high-quality built environment
  - ✓ Respond to and protect community contexts
  - ✓ Equitable support for all mobility types

➡ **Support compatibility with existing communities**



# PROJECT OBJECTIVES

## What the Project DOESN'T do:

-  Change allowed land uses or intensities
-  Require architectural styles
-  Modify parking requirements
-  Supersede existing community standards



# PROJECT OBJECTIVES

## What the Project DOES do:

-  **Provide clear development standards**
-  **Promote quality design**
-  **Establish baseline standards**
-  **Support community compatibility**



# DESIGN STANDARDS



# APPLICABILITY

## Standards Apply To:

- All residential development projects including:
  - New Single-Family Residences (SFR) & additions
  - New Multi-Family Development (>1 unit) & additions
  - Mixed-use projects that include residential component



## Excludes:

- Interior remodels
- Rebuilds and Non-Conforming Uses
- Mobile and Manufactured Homes
- Where CSD or other overlays conflict with standards (i.e., Acton CSD and Agua Dulce CSD)



# BUILDING TYPES & CATEGORIES

## 1. Single Unit

- Single dwelling unit and associated structures

## 2. Multi-Unit (Private Entry)

- More than one dwelling unit
- Private, exterior entries or with private entries accessed through a small foyer on the ground floor (detached or attached)

## 3. Multiple Units (Common Entry) & Mixed-Use Projects

- More than one dwelling unit
- Entries accessed through common corridors
- For Mixed Use, only projects that include Residential Element



1



2



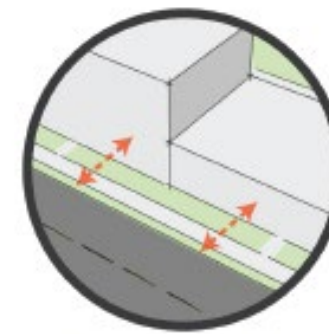
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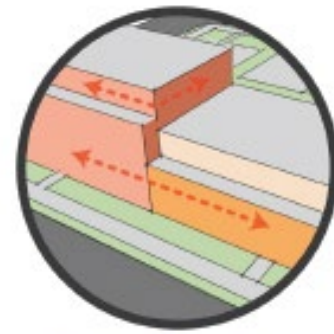
# ORDINANCE SUMMARY

The Ordinance includes the following Sections:

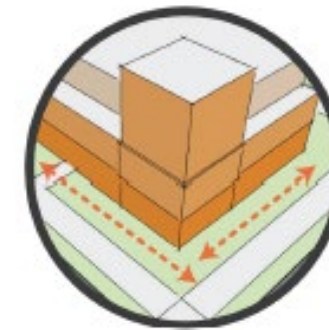
- Definitions
- Development standards:
  - **Relationship to the street**  
How a building interacts with the street to foster walkable, livable, and healthy neighborhoods to enhance the comfort of residents and the experience of the public
  - **Ground floor treatments**  
Promote pedestrian activity and connections within the site and surrounding neighborhood



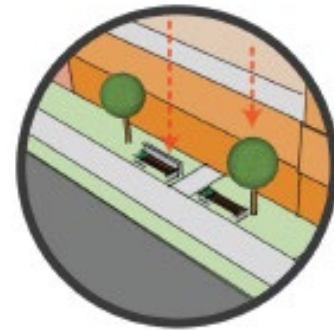
Relationship to the Street



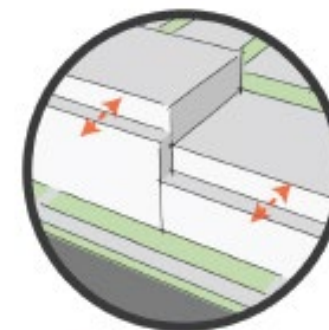
Building Façade Details



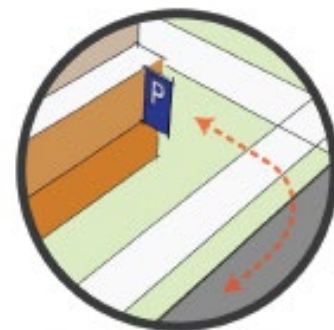
Ground Floor Treatments



Landscape and Screening



Building Articulation

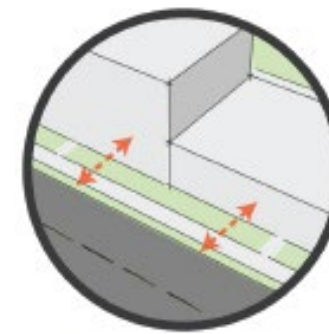


Vehicle Parking Facilities

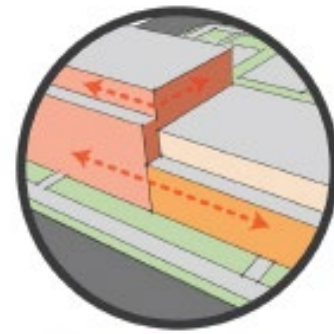
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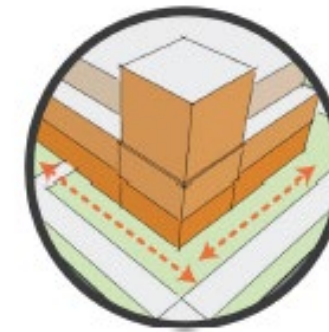
- Definitions
- Development standards:
  - **Building articulation**  
Break up building masses to create a more human-scale built environment
  - **Building façade details**  
Create holistic building designs by ensuring compatible materials are used on building facades



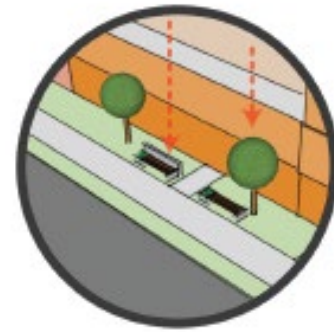
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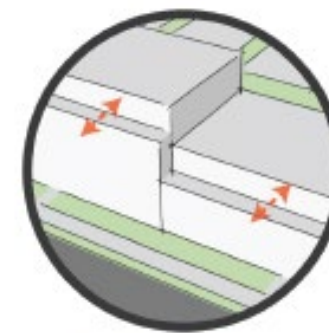
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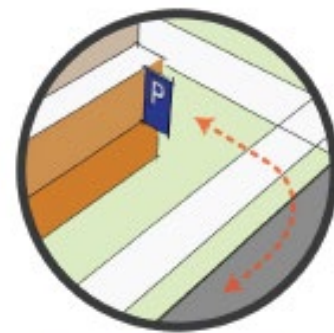
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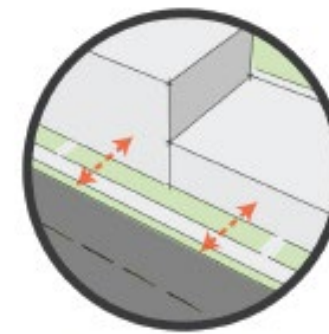


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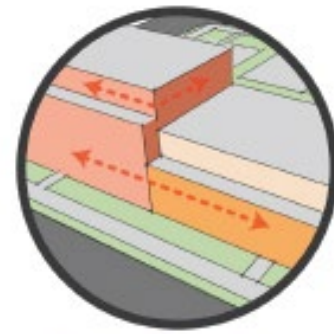
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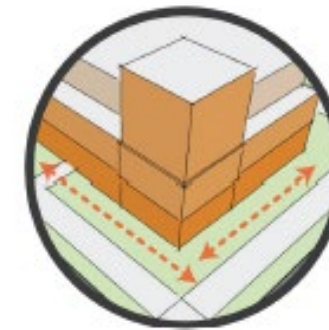
- Definitions
- Development standards:
  - **Landscaping and screening**  
Create a welcoming environment for residents and passers-by, create a buffer between development projects, and increase environmental resiliency
  - **Vehicle parking facilities**  
Promote an environment that is friendly to pedestrians and other non-automobile travelers and enhance the visual character of neighborhoods



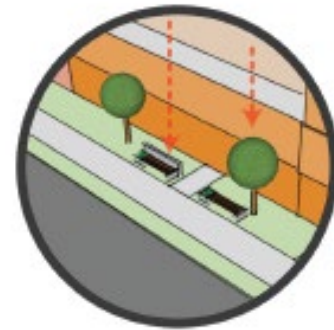
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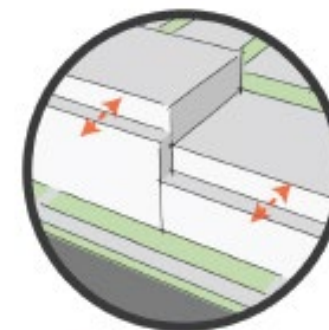
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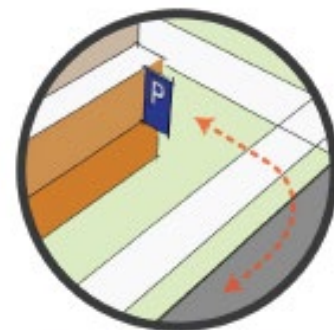
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# Questions