Legal Aid Foundation of Los Angeles
Building Improvement Online Charrette

5228 Whittier Blvd.
Welcome

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LAFLA assists over 100,000 people every year with civil legal problems.

East office primary areas of assistance – Public Benefits, Record Sealing/Expungement, Immigration, Financial Aid/Student Loans, Housing, Family Law & Employment Law.

Our Clients constitute a vastly diverse constituency: Hispanic/Latinx (68%), Black (7%), White (9%), Asian or Pacific Islander (15%). Sixty-five percent of our clients identify as female, 29% live with a disability, 23% are 60 years of age or older and 5% are Veterans.
Current Building

- Built in 1954
- 8,700 square feet
- No parking
- Space for 26 staff
- Old elevator, plumbing and electrical infrastructure
- HVAC and mechanical systems are non-functional
- No landscaping
Designing LAFLA EAST

- 3-story building with an accessible elevator
- 2 Private intake rooms for client meetings
- Continuous sustainable & drought-resistant landscaping along Whittier and Amalia
- Fully compliant with green building standards including natural daylighting throughout
- Approximately 15,000 square feet (gross sq. ft.)
- 10,000 Square feet of office space for 32 staff members (gross sq. ft.)
- Ground level entry with lobby on second floor
- Outdoor eating area for staff use adjacent to break room
Design Elements **Overall**

- Renderings
- Site Plans and Parking
Ground Floor

- Parking Garage
  - (9) Spaces total including
    - (1) ADA Van Accessible space
    - (1) Electric Vehicle charging station
- Landscaping at Whittier Blvd & Amalia Ave
- ADA Accessible sidewalk & curb ramp improvements
Second Floor

- Lobby with children’s play area
- Controlled access intake rooms for client privacy and security
- Resource library
- Conference room
- Offices
Third Floor

- Large conference room
- Mother’s room
- Breakroom with outdoor dining terrace
- Kitchen
- Offices
Accessibility Improvements

Sidewalks

- Existing curb cut/driveway on Whittier will be infilled with ADA compliant sidewalk
- Existing non-compliant curb ramp at the corner of Whittier & Amalia will be replaced with ADA compliant curb ramp
- A portion of existing non-compliant sidewalk on Amalia will be replaced with ADA compliant sidewalk
- Parking will include a Van Accessible ADA space
- New building will be fully accessible throughout
Part of the Los Angeles County Zoning Ordinance, the East Los Angeles Community Standards District (CSD) is a set of supplemental zoning regulations developed especially for, and applicable only within, the unincorporated community of East Los Angeles.

The CSD was established in 1988 to enhance the community appearance, promote property maintenance, and improve compatibility between land uses. The CSD is a tool to implement the adopted East Los Angeles Community Plan.
Community Insight

- Area Specific Development Standards – Whittier Blvd: a specific plan in order to address land use, parking, design, and development issues, which are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the welfare of the community.

- Strengthening the physical and economic character of Whittier Boulevard as a community business district

- Enhance the pedestrian environment

- Improve the visual appearance of existing and proposed structures and signage

- Encourage new businesses which are complimentary to the character of Whittier Blvd

- Provide buffering and protection of the adjacent residential neighborhood.
Entitlement Requests

Building Height

On-site Parking

Loading Space
Entitlements - Building Height

Requesting a variance for an increase in building height from a maximum of 40 feet to a maximum of 47 feet - 3 inches (47’-3”). Roofline is 40 feet in height.

Note: The portion of the building that will exceed the height allowance is stepped back from perimeter to limit visibility.
Entitlements –
Proposing 9 On-Site, Tandem & Compact Parking Spaces

Requesting a Variance for a 58% reduction in on-site parking spaces from the required 20 to 9 spaces.

Seeking a Parking Permit to allow tandem parking of four (4) on-site parking spaces for the commercial office use.

Also seeking a Parking Permit to allow 44% of the provided vehicular parking spaces to be compact stalls in lieu of the 40% limitation.
Entitlements
Loading Space

Requesting a Parking Permit to allow an alternate loading area within the proposed vehicular parking area.
“Joaquin Murieta” the Robin Hood of El Dorado (also called the Mexican or Chilean Robin Hood), was originally painted by Herrón in 1972 and was restored by him during the summer of 2011. He “… was either an infamous bandit or a Mexican patriot, depending on one’s point of view” (Mural Conservancy 2011). Regardless, Murieta (ca. 1829–July 25, 1853?), was a semi-legendary figure during the California Gold Rush of the 1850s.

While there are looming controversies regarding the story’s historical accuracy, his name lives on as a rally cry. “For some activists, Murrieta had come to symbolize the resistance against Anglo-American economic and cultural domination in California.

The ‘Association of Descendants of Joaquin Murrieta’ says that Murrieta was not a ‘gringo eater,’ but [that] ‘He wanted to retrieve the part of Mexico that was lost at that time in the Treaty of Guadalupe Hidalgo’” (Bacon 2001).
Willie Herrón III (1951–) is an accomplished multi-disciplinary artist – muralist, painter, graphic artist, and musician from East Los Angeles, California. He has been writing the history of his community and documenting the lives of his people on the sides of buildings since the late 1960s-early 70s. Herrón’s work is featured in the Achieves of American Art in the Smithsonian.

His expressive public works both celebrates Latino culture and criticizes the injustices which threatens them. Considered a community artist, Herrón’s powerful murals are representative of the specific community they are located and are intended to help the community by bolstering its sense of pride and unity.

Herrón has collaborated with other local artists and has also worked on restoration efforts to preserve many beloved Los Angeles streetscape treasures. He supplements his public murals through co-owning a successful commercial design studio.
Public Hearing and Determination Process Spring 2022

Ready to Issue Permit Fall 2022

Construction Commencement Spring 2023

Certificate of Occupancy Fall 2024

**Duration of process depends on the public hearing date**
Whittier Parking Feedback

Concerns

Do you support creating a new four-hour parking restriction along Whittier Boulevard?

Do you support keeping the parking restrictions on Whittier Boulevard as is, one-hour?

Do you support removing timed-parking limitations on Whittier Boulevard entirely?

Community Input

Do you support removing timed-parking limitations on Whittier Boulevard entirely?
On-going Communications

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