

2244 N. Buena Vista Street
Home Again Los Angeles,
Headquarters Office

March 5, 2025 (Virtual)
March 6, 2025 (In Person)



COMMUNITY
DEVELOPMENT

Tonight's Agenda

1. Project Background
2. Home Again Los Angeles (HALA) Overview
3. Overview of Project
4. Next Steps
5. Q&A



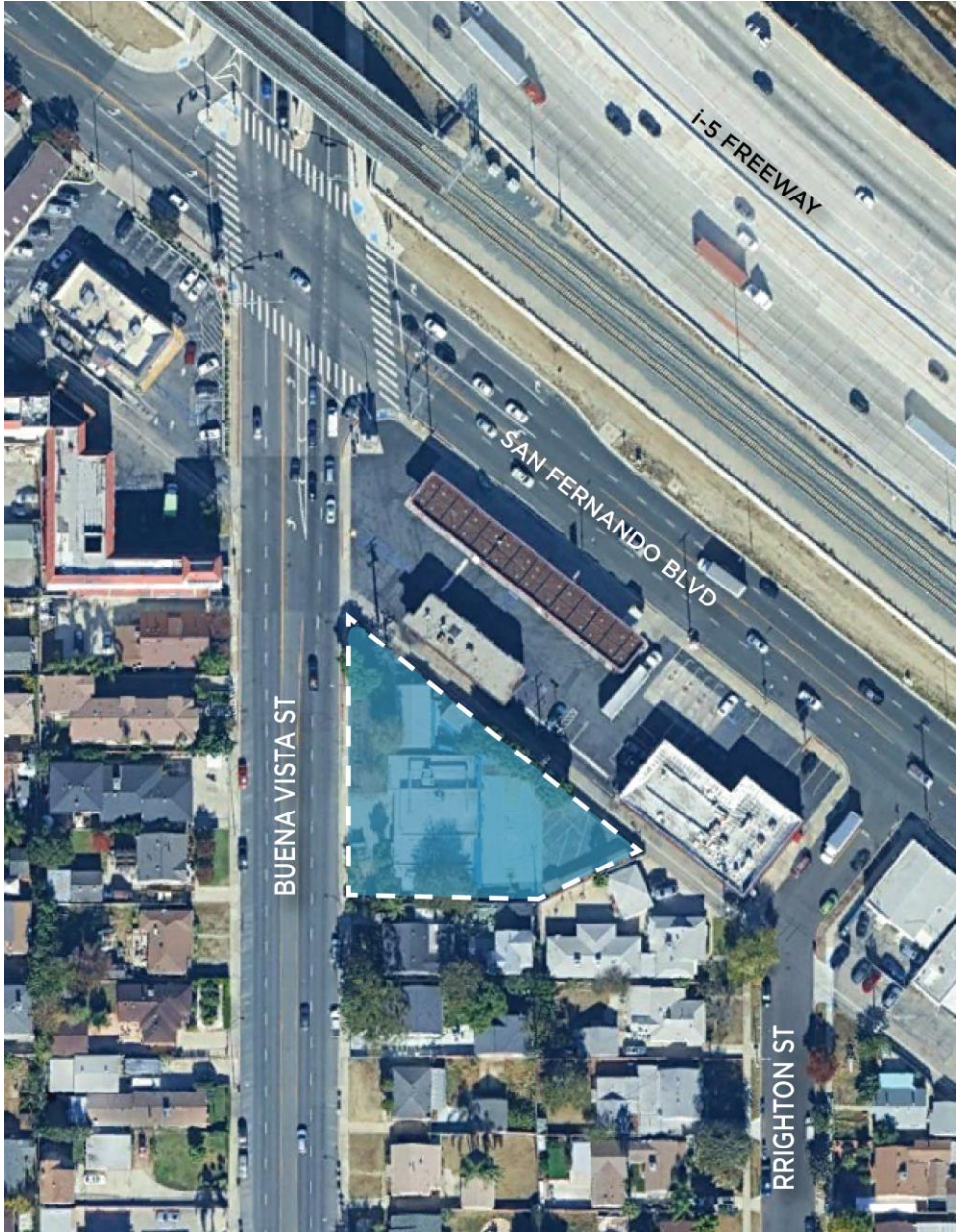
Project Background

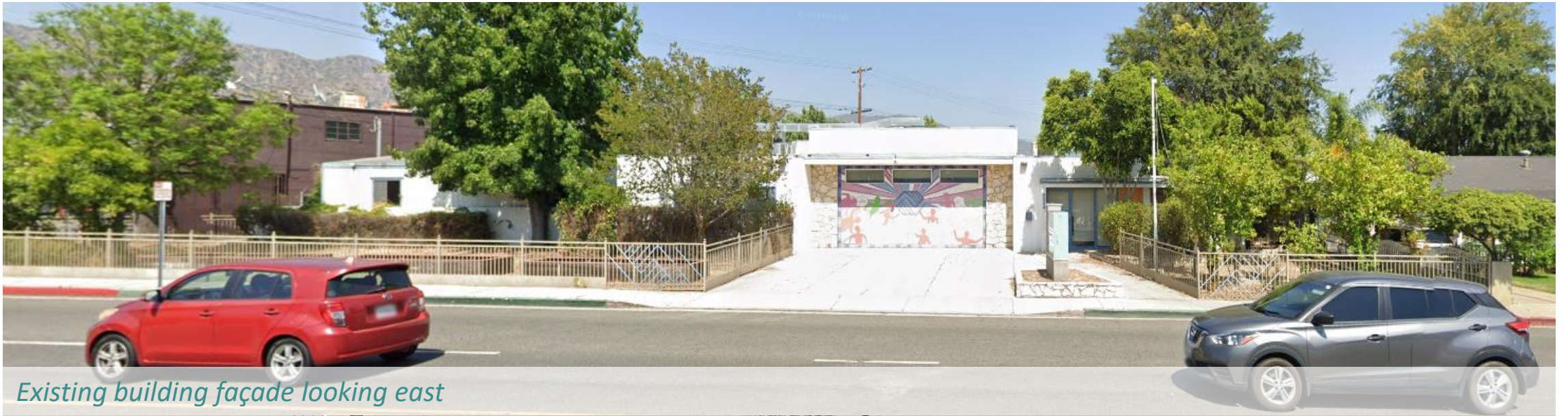
Project Team

- Simone McFarland, Community Development Department
City of Burbank
- Jack McGregor, Dorado Company
- Varoujan Movsesian, FSJ Architects
- Albert Hernandez, Home Again Los Angeles (HALA)
- Rachel Lindt, Dudek
- Xjvirr Thomas, Community Development Department City of
Burbank

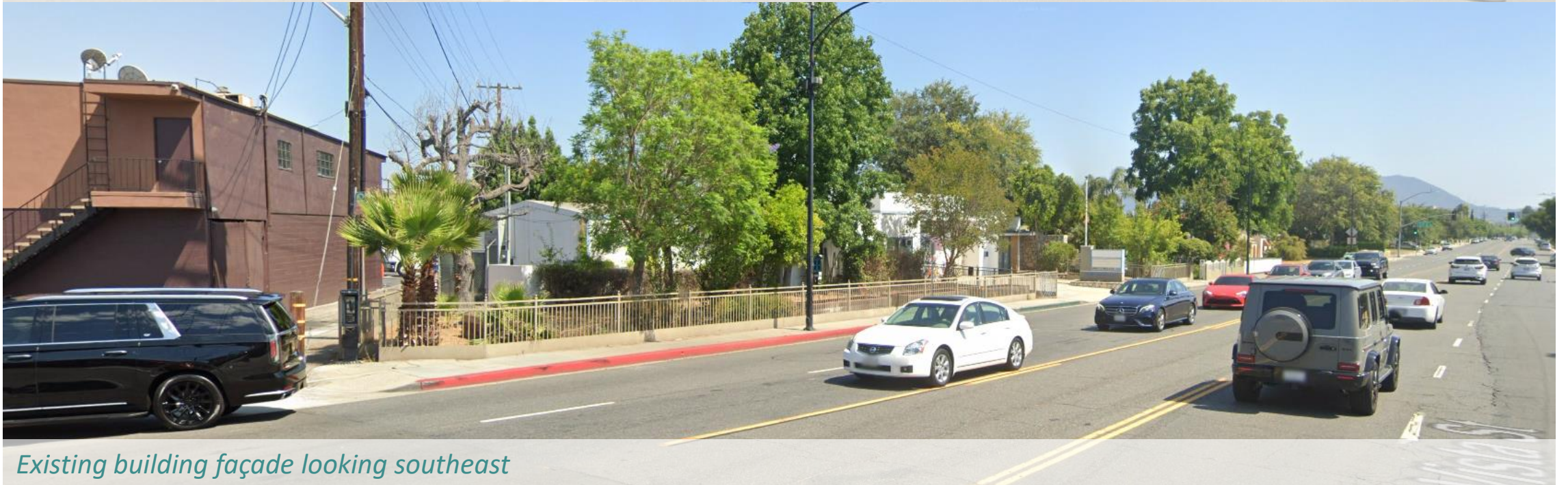
Project Site

Location	2244 N. Buena Vista
Ownership	City of Burbank
Existing Building Size	4,500 Square Feet
Prior Use	Fire Station 3/13 Boys and Girls Club





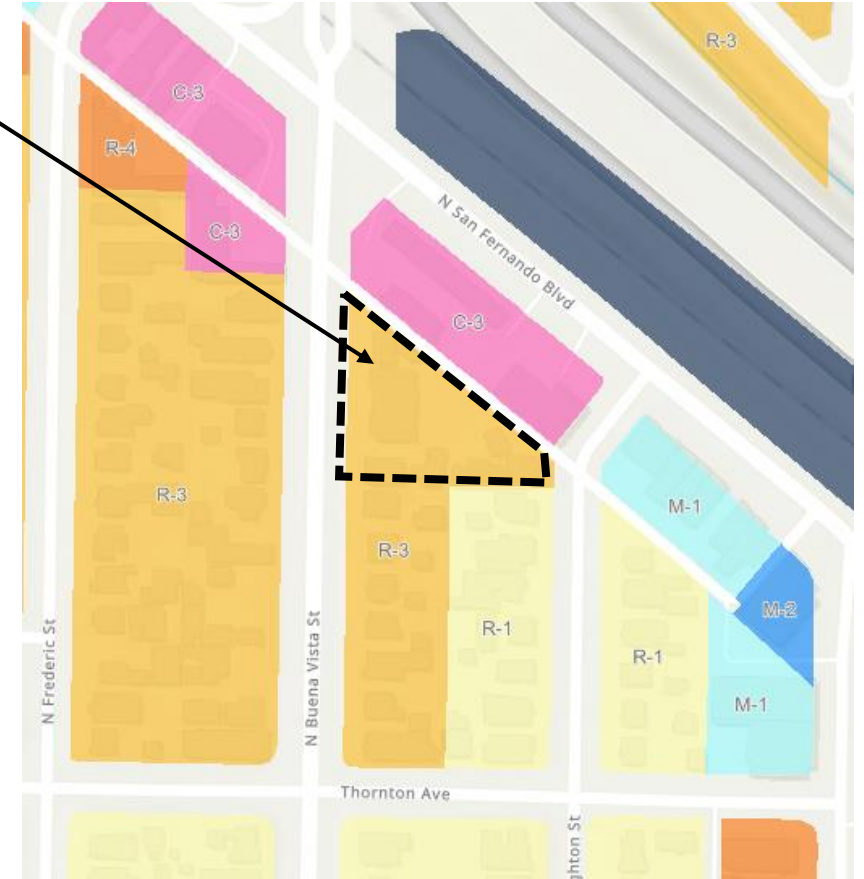
Existing building façade looking east



Existing building façade looking southeast

Policy and Regulatory Context

- Site zoned Residential Multiple Low Density (R-3)
- Proposed use is transitional housing use which is allowed within the R-3 zone
- In 2024, City Council passed Shelter Crisis Resolution to combat and prevent homelessness
 - Allows flexible approvals while upholding public safety
- Project exempt from California Environmental Quality Act (CEQA)
- Project is subject to the National Environmental Policy Act (NEPA) review due to federal funding



Home Again Los Angeles (HALA) Overview

Home Again Los Angeles

- HALA, who will be headquartered at 2244 N Buena Vista St, has been a local non-profit working with the Burbank community since 2010.
- HALA's mission is rooted in empowering families grappling with homelessness, ushering them towards a life of independence through the transition into permanent housing and stable employment.
- The Buena Vista project is community-serving use aimed at serving first time unhoused families in need of temporary, transitional housing and case management services.



HALA's Programs

Shelter

Rapid Re-housing

Homeless Prevention

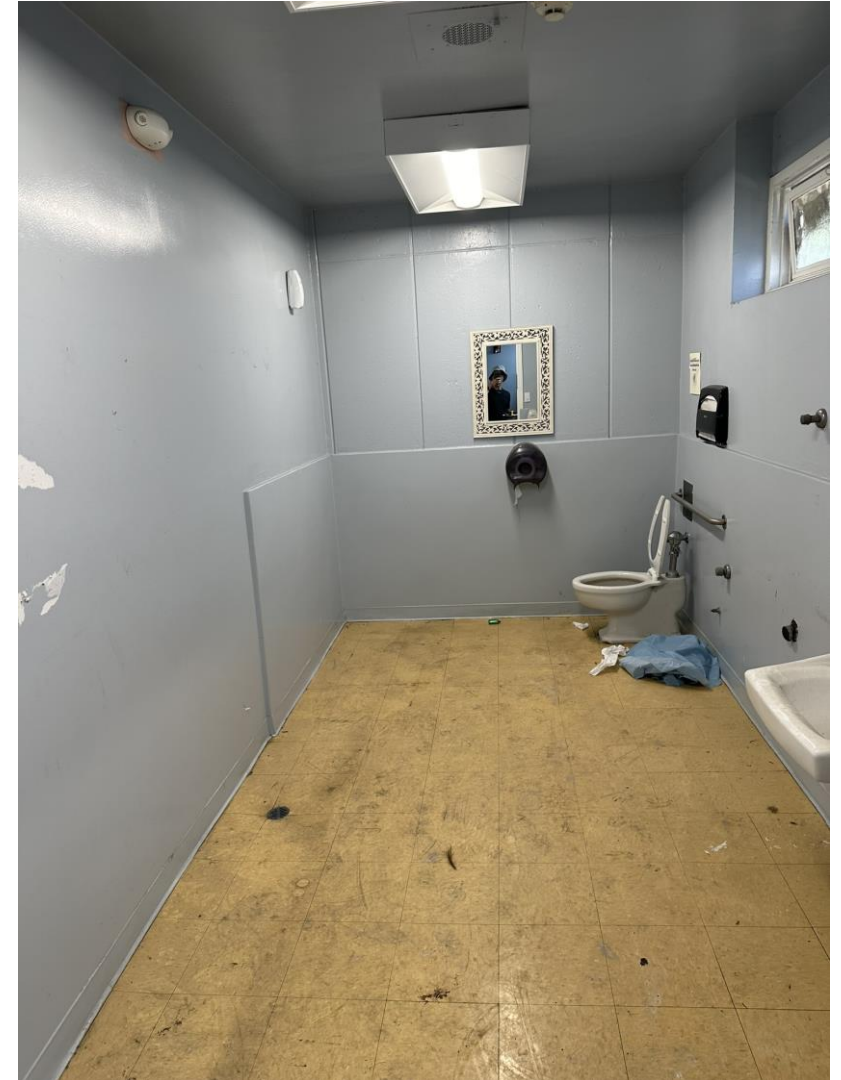
Outreach

Transitional Housing



Overview of Project

Project Site



Historic Use of Site



- Property has a long history of community-facing service.
- Historically Fire Station No. 3
- More recently home to Boys and Girls Club
- The proposed program of Home Again Los Angeles continues in this pattern of service.
- The building has always provided valuable resources to the local community.
- This project makes long-needed upgrades to the facility and maintains the visual language of the fire station.

Design Objectives

- **Thoughtfully Integrated Design:** Project complements the surrounding residential neighborhood.
- **Enhancing Property Appeal:** Revitalizing a community-serving use while enlivening the neighborhood with new landscaping and updated facades.
- **Accentuating Historic Fire House Design Features:** Proposed building design is inspired by the original use through modern window treatments and with color to draw attention to the building's original design elements.

Existing Structure



Proposed Design



Proposed Design



1 WEST ELEVATION (COLOR) @ BUENA VISTA ST.
1/8" = 1'-0"

Home Again Los Angeles (HALA) Headquarters & Access Center

BUENA VISTA AVE



ALLEY

- Home Again Los Angeles Headquarters and Access Center
- Studio Housing
- Site Upgrades and Amenities

Headquarters & Access Center Adaptive Reuse



- Administrative Offices
- Case Management and Staff Offices
- Conference Room
- Donation Room
- Job Center
- New Restrooms
- Kitchen and Staff Break Room

Headquarters Building Adaptive Reuse



Studio Homes and Facilities

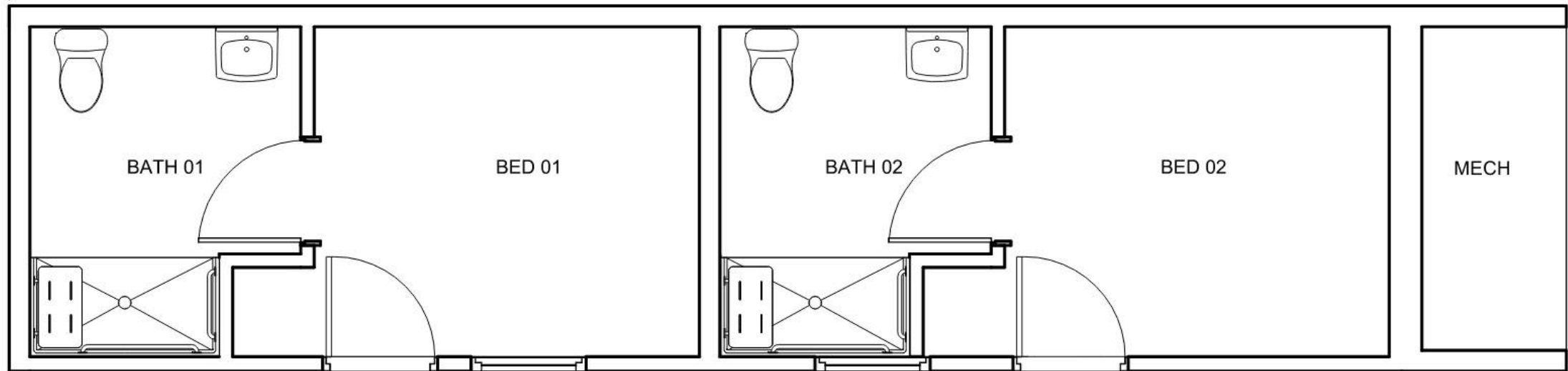


- 4 Studio Homes
- Common Areas
- On-site Laundry Facilities
- Residential Services

Studio Homes Examples



Studio Home Sample Floor Plan



Site Improvements and Amenities

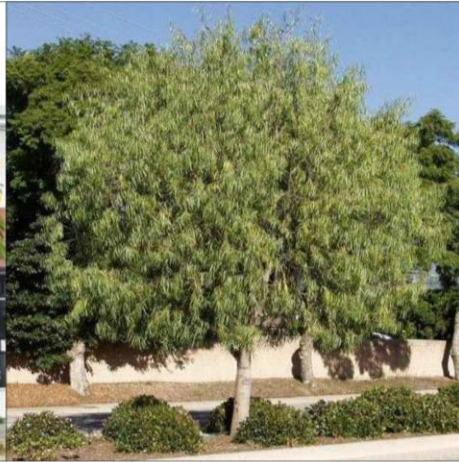


- New Entry Ramps and Steps
- New Landscaping
- Public Art
- 7 Vehicular Parking Spaces
- 4 Long-term Bicycle Parking Spaces
- 2 Short-term Bicycle Parking Spaces
- Trash, Recycling, and Green Waste Enclosure

Landscape Planting Palette



Cassia leptophylla / Gold Medallion Tree



Geijera parviflora / Australian Willow



Lagerstroemia indica



Rhus lancea / African Sumac



Laurus nobilis / Sweet Bay



Aeonium a. 'Zwartkop'



Agave 'Blue Glow'



Aloe striata



Chondropetalum tectorum / Cape Rush



Dianella r. 'Little Rev' / Flax Lilly



Dianella t. 'Variagta' / Flax Lilly



Diets bicolor / Fortnight Lily



Westringia f. 'Smokey' / Coast Rosemary



Diets iridioides 'Variegata' / Variegated Fortnight Lily



Furcraea foetida mediopicta



Euphorbia tirucalli 'Sticks on Fire' / Red Pencil Tree



Juncus patens / Ca. Grey Rush



Muhlenbergia lindheimeri / Lindheimer's Muhly



Olea europea 'Little Ollie' / Dwarf Olive



Senecio mandraliscae



Senecio vitalis

Proposed Design





Next Steps

Project Timeline

Council Directive to Negotiate Lease for Buena Vista
November 2022

Predevelopment, Entitlements, Construction Documents
July 2024-January 2025

Bidding, Negotiations, City Council Approval and Contractor Notice to Proceed
June 2025-August 2025

HALA Move-in
August 1, 2026

Exclusive Negotiating Agreement with HALA
June 2024

Outreach, Permitting and Bid Package
February 2025-May 2025

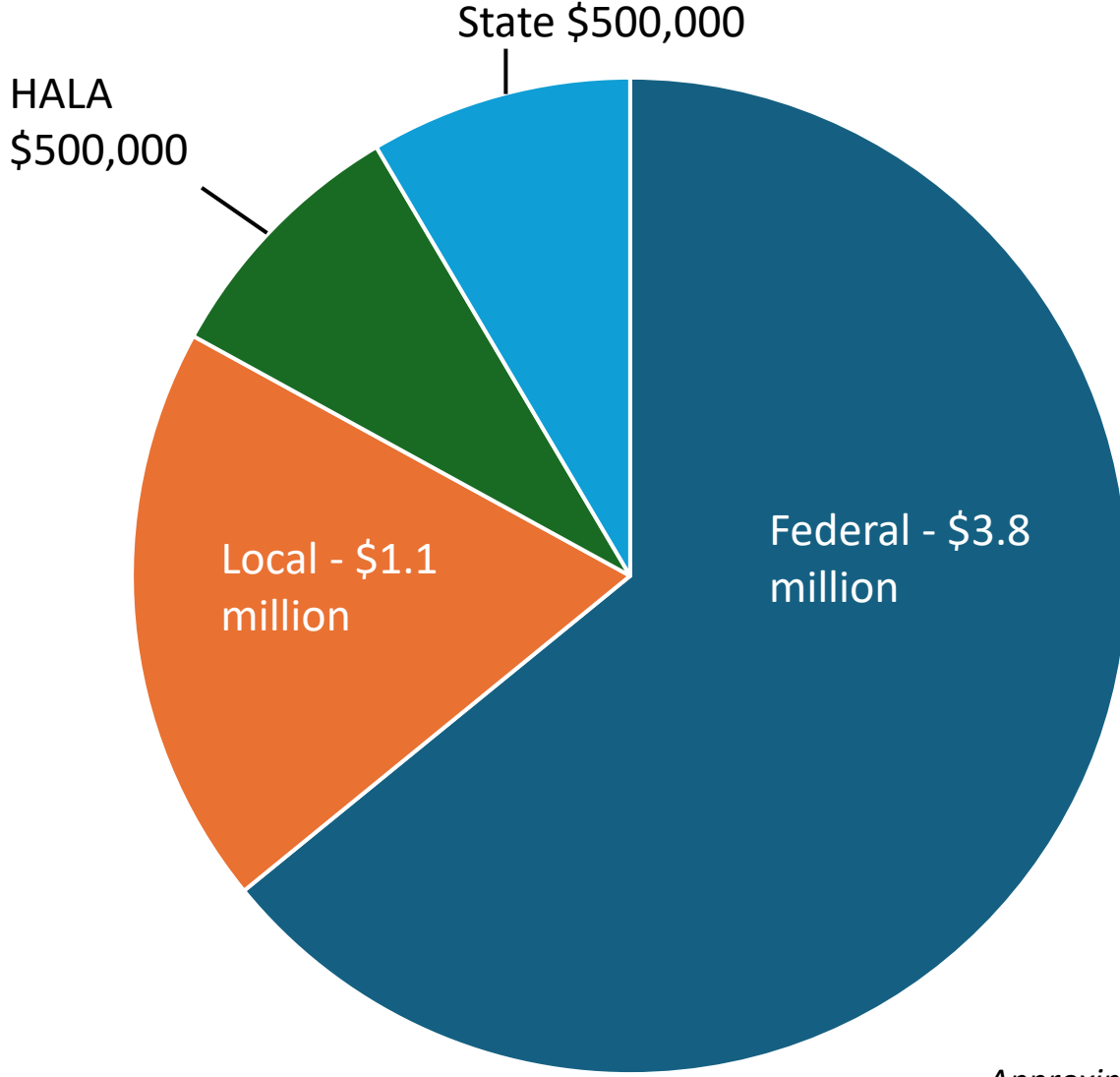
Construction
September 2025-July 2026



We are here

Funding

- Current estimated cost of the project is \$5.8M
- Majority of funding is from State, Federal, and private funds
- Most funding is designated for housing only



Approximate

Project Overview

- Project intends to continue the use of City facility for community-serving using as a new home for HALA
- Provides services to members of the community in the greatest need
- Designed to integrate into the community
- Project is consistent with the City's affordable housing strategy



Q&A



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COMMUNITY
DEVELOPMENT



Learn more about the Project here:
Burbank Pending Projects
<https://www.burbankca.gov/web/community-development/pendingprojects>

Operations

- **Services:** Transitional Housing, Rapid Rehousing, Case Management, Eviction Prevention and Educational Workshops
- **Hours of operation:** 8:30am to 5:30pm
- **Clients:** First Time Homeless Families with children under 18
- **Staffing:** 24-hour staffing for the transitional housing program
- **Employees:** 8 full time employees

National Environmental Policy Act (NEPA)

- Categorically Excluded, Subject to 24 CFR 58.5 and related federal laws and authorities (CEST)
- Historic Properties Evaluation to determine the effect on historic preservation, if any, in consultation with federally recognized tribes and the California Office of Historic Preservation (SHPO)
- Health Risk Assessment prepared in accordance with City policy to evaluate housing near major transportation corridor
- Environmental Testing conducted to evaluate lead paint, asbestos, soil and groundwater conditions to assess any potential environmental impacts for future residents