

Date: January 6th, 2021

Property Address: 6116-6144 W. Pico Blvd., Los Angeles, CA 90035

T.O.C. (Tier 3) Case Findings: Proposed 6 story 125-unit apartment building including street level retail and parking over 1 level subterranean garage.

Per LAMC Section: 12.22.A25, to be eligible for any on menu incentives, a housing development Project shall be compatible with the following:

- a) The façade of any portion of a building that abuts the street shall be articulated with change of material or with a break in plane, so that the façade is not a flat surface.
- b) The design of the façade facing Pico Blvd. is 6 stories and has been designed in the modern style by using contemporary materials, finishes and colors. Due to the importance of the esthetic look of the front façade and in order to be consistent with the neighborhood, an effort has been made towards façade articulation, which provided a break in the look of the elevation and avoid a boxy and less attractive look. The proportions of the building have been carefully considered to take the aspect of human scale in consideration and allow pedestrians to feel more comfortable and attracted towards the entry of the main lobby.
- c) All buildings must be oriented to the street by clearly identifying main entrances to the building: See attached elevations for this important architectural feature at the **main entry and other architectural features on each side of the lobby including the distinguished glass balcony railings, planters, and landscape at front.**
- d) As far as the Traffic access, Vehicle access for the subterranean garage will be accessible from Pico Blvd. with 14' wide driveway serving a **total of ? parking spaces.**
- e) 13 units have been designated to the Extremely Low-Income citizen according to the new housing regulations of Density Bonus.
- f) Open spaces have been provided as follow: common space has been provided at 2nd and 3rd floor and two recreation areas at 2nd floor level.
- g) The incentives are necessary to provide for affordable housing costs as defined in California health and safety code section 50052.5 or section 50053 for rents for the affordable units.

The requested (3) incentives will allow the developer to construct the project on such a way that it will create a higher quality of life and better community. The increased floor area enables exclusive features which are not normally afforded. Without the three incentives, the building envelope could not accommodate all the proposed amenities available to all residents within the apartment complex.

End of findings,

By: Jacques Mashihi Architect.