

Date : January 4, 2017

Property Address:

14558 W. Erwin Street

Van Nuys , Ca 91411

Subject: **Density Bonus Findings for:**

Proposed 27 units apartment, 3 story over basement and 1 level below grade parking

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 on Erwin Street is composed with an attractive lobby for the building access and it is adjacent to the glass stairway tower on one side and the rec. room for the tenants located at the corner, facing Vesper Ave. and Erwin Street. Different color stucco has been used at the bottom to create a transition with the upper floors of the building. An attractive landscaping is surrounding the entire 1st floor on both streets . Due to the importance of the esthetic look of the front façade and in order to be consistent with the neighborhood , and effort have 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 pedestrian to feel more comfortable and attracted towards

The entry of the main lobby, with a canopy above and planters, to emphasize on the main access of the building.

- c) All building must be oriented to the street by clearly identifying main entrances to the building: See attached elevations for the façade treatment with the lobby at the North side of the bldg.. A special effort was made to identify between the pedestrian entry with landscape and planters in between. The access to the garage for both levels is from the alley.

- d) As far as the Traffic access, all vehicle access will be from the South side of the bldg.

A total of 22 spaces have been provided at the lower level and a total of 8 spaces at the upper

Level with a total of 30 spaces.

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- e) Units have been designated to the low income citizens according to density bonus regulations.
- f) Open Spaces has been provided at each terrace located at all floors , and common space has been provided at the roof level of the bldg.. as required by code.
- g) The incentive are necessary to provide for affordable housing costs as defined in California health and safety code sections 50052.5 or sections 50053 for rents for the affordable units.

The requested one incentive for the FAR Increase 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 including an open space at rear, open air roof top and private balconies which are not normally afforded with such an increase of open space at regular market rate housing projects. Without the one incentive, the building envelope could not accommodate all the proposed amenities available to all residents within the apartment complex.

End of findings.
Jacques Mashihi Architect.

