

SoLa Rentals / SoLa Impact

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December 22, 2020

Los Angeles Department of City Planning
Planning Case Intake
201 N. Figueroa Street, 5th Floor
Los Angeles, CA 90012

Subject: Specialized Findings Required by LAMC 12.22 A.25(g)(2)

Property Owner: SoLa / 4 SIOF 11630 S MAIN ST, LLC
8629 S Vermont Ave
LOS ANGELES, CA 90044

Site: 11630-11646 S. Main St. Los Angeles, CA 90061 APNs 6083010010, 6083010027 & 6083010031

The two specialized findings required for our Los Angeles Department of City Planning action that are specified and contained in LAMC 12.22 A.25(g)(2) are as follows:

1. *The facade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the facade is not a flat surface. Indicate the sheet number on your plans which shows compliance with this requirement: **A3.01 – ELEVATIONS & SECTION and A1.01 - SITE PLAN***

There are two street facing façades which are the north elevation that fronts 116th St. and the east facing Main St. Main St. has contrasting sand stucco finishes with generous window elements accented with a covered entrance for an interesting overall frontage. The east facing 116th St. breaks up the building façade with a tall planter and stepped element also with generous windows to eliminate a monotonous flat structure.

2. *All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations. Indicate the sheet number on your plans which shows compliance with this requirement: **A3.01 – ELEVATIONS & SECTION and A1.01 - SITE PLAN***

One balcony is provided on this affordable housing apartment building facing Main St. The building does provide a covered entryway and planters along the building base on Main St with 32 windows separated by two contrasting stucco colors. The façade facing 116th St features a tall planter in front of an additional stepped element. The 28 windows framed by pop-out construction and contrasting stucco color creates interesting separation from the base building color.

Item 3 of the General Findings from the CP-3215 DB form is only applicable to designated historical properties (HPOZ) properties. Item 4 is only applicable to properties located on a Substandard Street, Designated Hillside Area, or Very High Fire Hazard Severity Zone. The proposed site has none of these special designations.

Thank you for your assistance,

Aydin Akbarut

Development Manager, SoLA Impact

