

Hermosa Beach – Pier Avenue Comparable to 5-7' sidewalk + 5' setback no obstructions



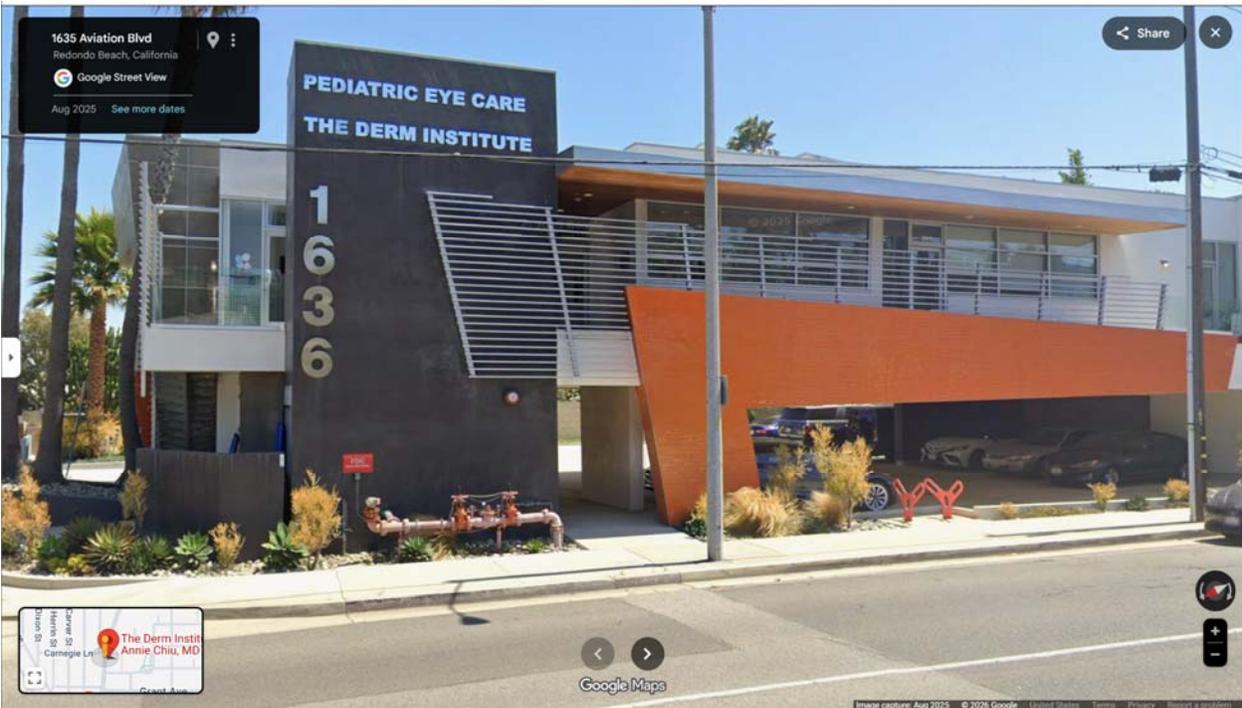
Riviera Village street tree & planting buffer in parkway, open space and seating along sidewalk



1426 Aviation Blvd - This is the issue with additional height and landscaped setback. It forces the pedestrian away from the building.



The parking under the building doesn't count toward the FAR so there is no incentive to go underground for office. This space could never be used as a retail or restaurant.



The Montecito – technically mixed use and has wider sidewalk but all commercial spaces are blocked by mechanical equipment ramps and double rails. Not landscaped in the setback but no landscaping in the parkway leaves a pedestrian very exposed.

