# Project Information

**PICO APARTMENTS**

**8590 PICO BOULEVARD, LOS ANGELES, CA**

## Building Code Information

### Constructions

<table>
<thead>
<tr>
<th>Type</th>
<th>605 SQ. FT.</th>
<th>3,700 S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-bearing Walls - Int.</td>
<td>113 SQ. FT.</td>
<td>N.A.</td>
</tr>
<tr>
<td>Structural Frame</td>
<td>64 SQ. FT.</td>
<td>N.A.</td>
</tr>
<tr>
<td>R-2, Type IIIA Construction (Table 601)</td>
<td>2.0</td>
<td>2.0</td>
</tr>
</tbody>
</table>

### Shaft Enclosures

- Elevator: 5071 SQ. FT.
- Exit Stair: 588 SQ. FT.

### Stairs

- Main: 745 SQ. FT.

### Fire Walls

- 1-Hour (Non-Bearing Walls - Ext.): 8 SQ. FT.

### Tenants Separated Floors/Ceilings

- R-Occupied: N.A.

### Non-Bearing Walls - Ext.

- Not Required: N.A.

### Building Code Information Continued

<table>
<thead>
<tr>
<th>Type</th>
<th>605 SQ. FT.</th>
<th>3,700 S.F.</th>
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</thead>
<tbody>
<tr>
<td>Bearing Walls - Ext.</td>
<td>1-1/2 Hours</td>
<td>1-1/2 Hours</td>
</tr>
<tr>
<td>Structural Frame</td>
<td>64 SQ. FT.</td>
<td>N.A.</td>
</tr>
</tbody>
</table>

### Exit Stair & Elevator

- Tenant Separated Floors/Ceilings: N.A.
- R-Occupied: N.A.

### Non-Bearing Walls - Int.

- Table 602: N.A.

### Bearing Wall - Int.

- Table 720: N.A.

### Openings

- Draft Control Gaskets: N.A.

### Shaft Enclosures

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### Non-Bearing Walls - Ext.

- Not Required: N.A.

### Building Code Information Continued

### Exit Stair & Elevator

- Tenant Separated Floors/Ceilings: N.A.
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### Building Code Information Continued

### Exit Stair & Elevator

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### Building Code Information Continued

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### Non-Bearing Walls - Ext.

- Not Required: N.A.

### Building Code Information Continued

### Exit Stair & Elevator

- Tenant Separated Floors/Ceilings: N.A.
- R-Occupied: N.A.

### Non-Bearing Walls - Int.

- Table 602: N.A.

### Bearing Wall - Int.

- Table 720: N.A.

### Openings

- Draft Control Gaskets: N.A.
DRAFT FINDINGS

Description of Subject Project

The subject project is a thirty-six unit apartment project consisting of 26 "by-right" pre-density bonus units and ten density bonus units. The project consists of a 7 story, 28,790 sf building. 3 units are studios, 31 are one-bedroom units and 1 unit is a 2 bedroom and 1 unit is a 2 bedroom + den. The project will reserve 11.5 percent (3 units) of its bonus units as Very Low Income Restricted Affordable Units. The project is providing 42 parking spaces in a parking garage. The project is requesting two on menu incentives: a Floor Area Ratio (FAR) increase from 3:1 FAR in lieu of the allowable 1:1.5 FAR and an Open Space reduction from 3,700 sq ft to 3,100 sq ft., a 16.2 percent decrease within the 20% allowable bonus decrease.

The subject property is located at 8590 West Pico Boulevard. The site measures approximately 9,599.97 square feet. The site is currently developed with a small commercial building and surface parking. The site is located in the Wilshire Community Plan Area. The subject lot is zoned C4-1-O and has a General Plan Land Use Designation of Neighborhood Office Commercial. D conditions per Ordinance No. 181,624 limits the Floor Area Ratio to 1:1.5 FAR in commercial zones.

The properties directly to the north across Pico Boulevard are zoned C4-1-O and consist of commercial buildings. The properties to the west are zoned C4-1-O and consist of commercial buildings. To the east the properties are zoned C4-1-O and consist of commercial buildings. To the south, the properties are zoned [Q] R3-1-O and developed with a condominium and multi-family dwellings.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES PROGRAM DETERMINATION

1. The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the Incentive is not required in order 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

As conditioned by this approval, the subject project complies with applicable provisions of Section 12.22 A.25, Affordable Housing Incentives - Density Bonus, of the LAMC. The project qualifies for up to a 35 percent density bonus because at least 11.5 percent of its pre-density bonus units are set aside as Very Low Income Restricted Affordable Units. The set aside units automatically allow the applicant to qualify for increases in density and reduced parking requirements. in addition, since the project sets aside 11.5 percent of its pre-density bonus units as Very Low Income Restricted Affordable Units, the project qualifies for up to one incentive.

A. Density. The subject property is zoned C4-1-O. The approximate 9,599.97 square foot lot permits twenty six (26) "by right" pre-density bonus units. Section 12.22 A.25, however, allows up to a 20 percent density bonus if the project includes affordable units. Based on these incentives, the applicant would be permitted to build up to thirty six (36) units. The applicant is providing at least 11.5 percent of the pre-density units as Very Low Income Restricted Affordable Units, and qualifies for a 35 percent density bonus, or ten (10) units; therefore, the proposed project is within this permitted density.

Automobile Parking. As proposed the project provides 38 auto parking spaces which allows it to meet the parking requirements per SB1818 parking option 1.

B. Incentives:

To be eligible for any two of the on-menu incentives, a project shall comply with the following:

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.

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.
3. The project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.

4. The project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of this Code.

After thorough consideration of the information and plans contained in the application, the project's Mitigated Negative Declaration, and Section 12.22 A.25 of the LAMC, I find that the project qualifies for the following incentives:

**Floor Area Ratio.** Per Section 12.22 A.25(f)(4), projects which set aside at least five (5) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units qualify for a Floor Area Ratio (“FAR”) deviation. Sections (ii) and b. allows this increase since the parcel is in a commercial zone in Height District 1, fronts a Major Highway and more than 50% of the commercially zoned parcel is located within 11,500 feet of a Transit Stop/Major Employment Center. As a result, the project is eligible for a FAR increase not to exceed 3:1 FAR per cent of Housing Department Density Bonus. The proposed project is eligible for an increase in FAR of 14,390.04 square feet above the 14,399.96 square foot FAR limit. As proposed, the applicant is seeking a FAR increase from 3:1 FAR in lieu of the allowable 1:1.5 FAR of 14,399.96 square feet. A FAR increase up to 28,790 square feet is granted for this project.

**Open Space.** Per Section 12.22 A.25(f)(8)(i), projects which set aside at least eleven (11) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units qualify for an Open Space deviation. As proposed, the applicant is seeking an Open Space reduction from 3,700 sq ft to 3,100 sq ft, a 16.2 percent decrease within the 20% allowable bonus decrease, is granted for this project.

2. The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the incentive(s) will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income Households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific adverse impact upon the public health or safety.

In compliance with requirements of the California Environmental Quality Act (CEQA), the project was issued a Categorical Exemption (ENV-2015-____CE) in accordance with the City of Los Angeles CEQA guidelines. Conditions are imposed as mitigation measures for environmental impacts pursuant to this grant and the project's Mitigated Negative Declaration attached to the subject case file.
MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. ______________________  Existing Zone ______  District Map ______
APC Central  Community Plan Wilshire  Council District ______
Census Tract ______  APN ______  Case Filed With ______  Date ______

CASE NO. ______________________

APPLICATION TYPE: DENSITY BONUS & AFFORDABLE HOUSING INCENTIVE
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

<table>
<thead>
<tr>
<th>Street Address of Project</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>8590 W Pico Boulevard</td>
<td>90035</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal Description:</th>
<th>Lot</th>
<th>Block</th>
<th>Tract</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>170-172</td>
<td>17</td>
<td>TR 7385</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Dimensions</th>
<th>Lot Area (sq. ft.)</th>
<th>Total Project Size (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>87' x 110.3'</td>
<td>9,599.97</td>
<td>28,790</td>
</tr>
</tbody>
</table>

2. PROJECT DESCRIPTION

Describe what is to be done: Construct 36 apartments (3 studio, 33 one and 2 two bedroom) over 42 car parking space garage. Need On-Menu density bonus incentives to allow Floor Area of 28,790 square feet in lieu of 14,399.96 s.f. for 3:1 FAR in lieu of the allowable 1:1.5 FAR; Open space reduction up to 20% from 3,700 sf to 3,106 sq ft.

<table>
<thead>
<tr>
<th>Present Use</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Apartments, Commercial and Parking</td>
</tr>
</tbody>
</table>

Plan Check No. (if available) ______________________  Date Filed: ______

Check all that apply:

- New Construction
- Change of Use
- Alterations
- Demolition
- Commercial
- Industrial
- Residential
- Tier 1 LA Green Code
- Rear
- Front
- Height
- Side Yard

Additions to the building: ______________________

No. of residential units: Existing ______  To be demolished ______  Adding ______  Total ______

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: ______________________

Code Section which authorizes relief: 12.22 A 25

Density Bonus incentives to allow Floor Area of 28,790 square feet in lieu of 14,399.96 s.f. for 3:1 FAR in lieu of the allowable 1:1.5 FAR; Open Space reduction up to 20% from 3,700 sf to 3,106 ft.

Code Section from which relief is requested: ______________________

Code Section which authorizes relief: ______________________

Code Section from which relief is requested: ______________________

Code Section which authorizes relief: ______________________

Code Section from which relief is requested: ______________________

Code Section which authorizes relief: ______________________

List related or pending case numbers relating to this site: ______________________
4. OWNER/APPLICANT INFORMATION

Applicant's name: Hirotaka Kobayashi  
Company: 8590 Pico LLC

Address: 800 S. Figueroa St. #960  
Telephone: (213) 488-9039  
Fax: ( )

Los Angeles, CA  
Zip: 90017  
E-mail: h.kobayashi@rbmofca.com

Property owner's name (if different from applicant): SAME

Address:  
Telephone: ( )  
Fax: ( )

Zip:  
E-mail:  

Contact person for project information: Tom McCarty  
Company: The McCarty Company LLC

Address: 800 W 6th ST STE 1020  
Telephone: (213) 614-0960  
Fax: (213) 627-3722

Los Angeles, CA  
Zip: 90017  
E-mail: tommcca@aol.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  
Print:  

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On July 17, 2023 before me, MARY SATO, NOTARY PUBLIC (insert Name of Notary Public and Title)

personally appeared HIROTAKA KOBAYASHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  
(Seal)  

MARY SATO  
COMM. #2041394  
Notary Public - California  
Los Angeles County  
My Comm. Exp. Sept. 30, 2017

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee  
Reviewed and Accepted by [Project Planner]  
Date

Receipt No.  
Deemed Complete by [Project Planner]  
Date

CP-7771 (09/09/2011)
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On July 19, 2015 before me, Mary Sato, Notary Public,

Date

personally appeared

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: ___________________________ Document Date: _______________________
Number of Pages: ___________ Signer(s) Other Than Named Above: ____________________________

Capacity(ies) Claimed by Signer(s)
Signer’s Name: ___________________________ Signer’s Name: ___________________________
☐ Corporate Officer — Title(s): ___________________________ ☐ Corporate Officer — Title(s): ___________________________
☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator
☐ Other: ___________________________ ☐ Other: ___________________________

Signer Is Representing: ___________________________

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SIGNATURES of adjoining or neighboring property owners in support of the request, not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

<table>
<thead>
<tr>
<th>NAME (PRINT)</th>
<th>SIGNATURE</th>
<th>ADDRESS</th>
<th>KEY # ON MAP</th>
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<tbody>
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LONGITUDINAL SECTION 2
1/8" = 1'-0"