

**Submission Date** 2015-07-23 09:42:21

**Requested SORO NC Land Use Committee meeting date** 08/04/2015

**Planning case number** DIR-2015-2680-DB

**City hearing date**

**Project name** 8590 Pico Boulevard Apartments

**Project address** Street Address: 8590 Pico Boulevard  
City: Los Angeles  
Postal / Zip Code: 90035

**Information for** Owner

**Name** HIRO KOBAYASHI

**Address** Street Address: 8590 PICO LLC  
Street Address Line 2: 800 S. Figueroa St. STE 960  
City: Los Angeles  
State / Province: CA  
Postal / Zip Code: 90017

**Phone number** (213) 488-9039

**Email** h.kobayashi@rbmofca.com

**Representative of the** Owner

**Representative name** Tom McCarty

**Address** Street Address: 800 W 6th ST STE 1020  
City: Los Angeles  
State / Province: CA  
Postal / Zip Code: 90017

**Phone number** (213) 614-0960

**Email**

**1. Description of what is being requested of this Committee that is not "by right"**

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. 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

**a. Size of property** 9599.97

**b. Size of proposed building(s)** 28790

**Proposed project is** larger than allowable "by right" size

**c. "By right" allowable building size/area** 14399.96

**d. Additional area requested** 14390.04

**e. Rationale for requesting the additional area** As allowed under density bonus, the project will reserve 11.5 percent (3 units) of its bonus units as Very Low Income Restricted Affordable Units.

**3. Proposed use of property** The subject project is a thirty six unit apartment project consisting of 26 "by-right" pre-density bonus units and ten density bonus units.

**4. Describe the community benefit from your proposed use of the property** As allowed under density bonus, the project will reserve 11.5 percent (3 units) of its bonus units as Very Low Income Restricted Affordable Units.

**a. Currently on property** 8

**b. Required by code** 6

**Standard spaces** 40

**Compact spaces** 2

**Handicap spaces** 1

**a. Trash enclosure** Yes

**Size**

**b. Loading dock** Yes

**Size** 20'-0" x 20'-0"

**Additional notes on trash and loading** Trash Enclosure yes, inside garage for both residential and commercial Loading Dock - 20'-0" x 20'-0" loading area provided inside garage

**7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community?** The project will provide a 1,000 sf corner cafe with a 2 story open volume at the corner and outdoor seating. This will energize the corner and provide an amenity for neighborhood residents. There will be bicycle parking for patrons of the cafe and a green screen along Holt Avenue will soften the ground floor elevation.

**9. Name and ID of all environmental or planning documents prepared to support this project. Click**

Name	ID	Link (if available)
Tom McCarty		ENV 2015-2681 CE

the + sign to add more  
lines.

**10. Additional comments**

LADOT issued a referral form that the proposed project would not generate sufficient trips to require a traffic study.