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CALIFORNIA



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DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

May 15, 2019

Pico Primo LLC
11601 Santa Monica Blvd
Los Angeles, CA 90025

PCIS: 18010-30000-04577
Address: 5550 W PICO BLVD
R/W: 53000-15245

Greetings:

Your building permit application has been referred to my office for review as required under Section 12.37 of the Los Angeles Municipal Code. Since the building site adjoins **Pico Boulevard**, designated as a **Avenue I** and **Curson Avenue** designated as a **Collector Street** on the City's General Plan, it is subject to the provisions of this section. Per Los Angeles Municipal Code Section 91.109.3, your Certificate of Occupancy will not be cleared by the City Engineer until the following public improvements and/or dedications are completed, and all the required fees are paid. Any improvements to be done are listed below and to be performed as described in the public right-of-way fronting your property. If you have already complied with the following requirements, please accept this letter for your record.

1. Complete the dedication process of a 3' wide strip along Curson Ave.
2. Relocate existing block wall along Curson Ave or obtain a Revocable Permit.
3. Obtain an A-Permit to complete the following improvements:
4. Remove and replace non-ADA compliant sidewalk adjacent to the property with new sidewalk to achieve ADA compliance:
5. Non ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 1:48 (2/08%), and/or , is depressed or upraised by more than 1/4" from the surrounding concrete work, or has full concrete depth cracks that have separations greater than 1/8" at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway approach
6. Repair broken curb:
7. Broken curb and includes segments within existing score lines that are depressed or upraised by more than 1/4" from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8" at the surface of the section.
8. Remove any unused / non-standard driveway approaches and replace with concrete sidewalk and full height curb, obtain permit to construct any new approaches per Standard Plan S-440-4.

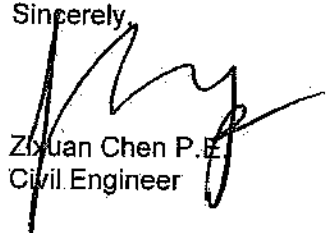
AN EQUAL EMPLOYMENT OPPORTUNITY EMPLOYER

9. Reconstruct the curb ramp (LAMC Section 91.106.4.7) per the latest Bureau of Engineering (BOE) standards (Standard Plan S-442-5).

Enclosed is information pertaining to dedication and improvements. If you have any questions you may contact **James Morales** of the Highway Dedication Section at **213 482-7051**.

Section 12.37 L.A.M.C., provides for minimum dedication and improvement requirements which do not preclude conditions established by the City Planning actions.

Sincerely,

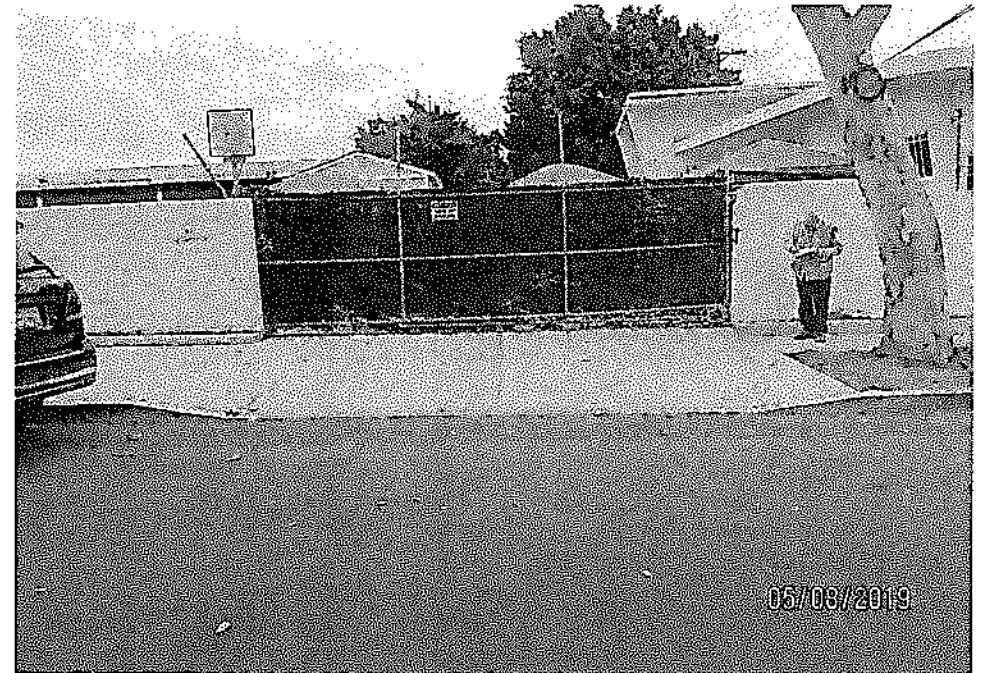


Zouan Chen P.E.
Civil Engineer

Jim/CM 5/8/19

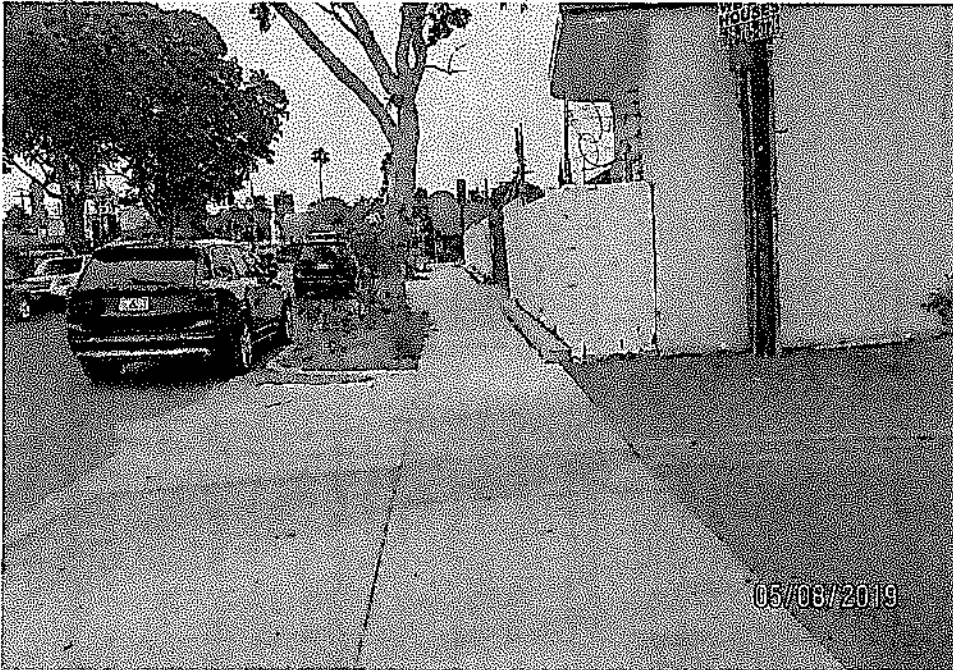


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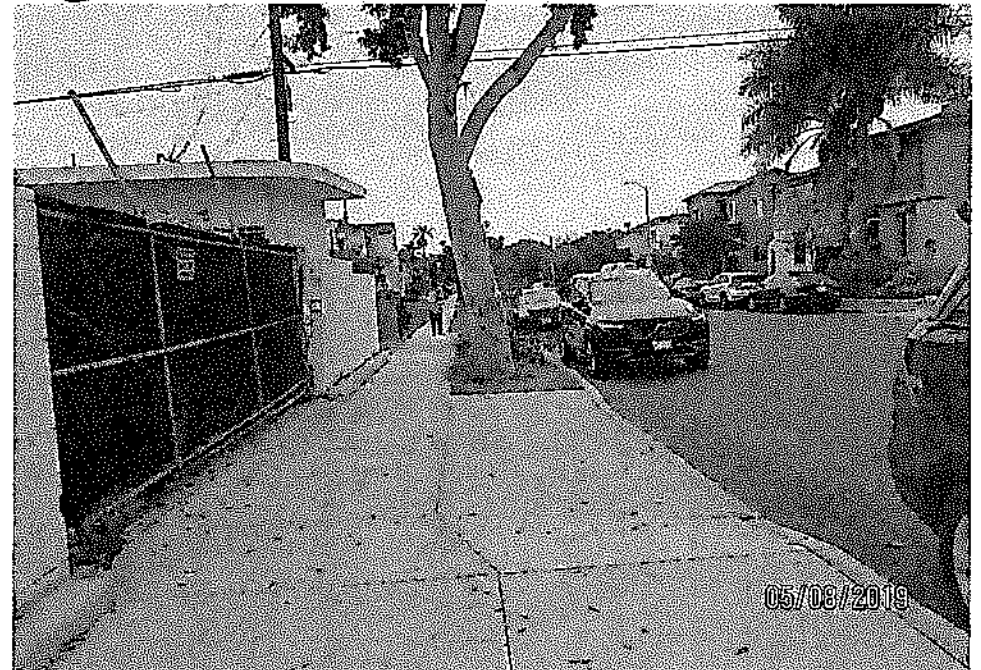


②

W = 15'

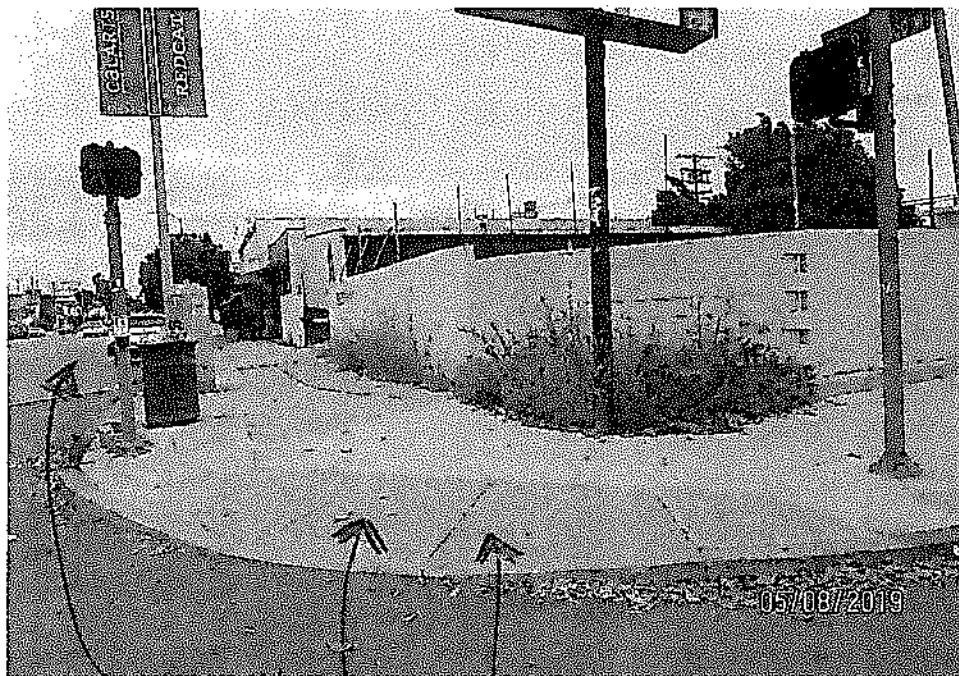


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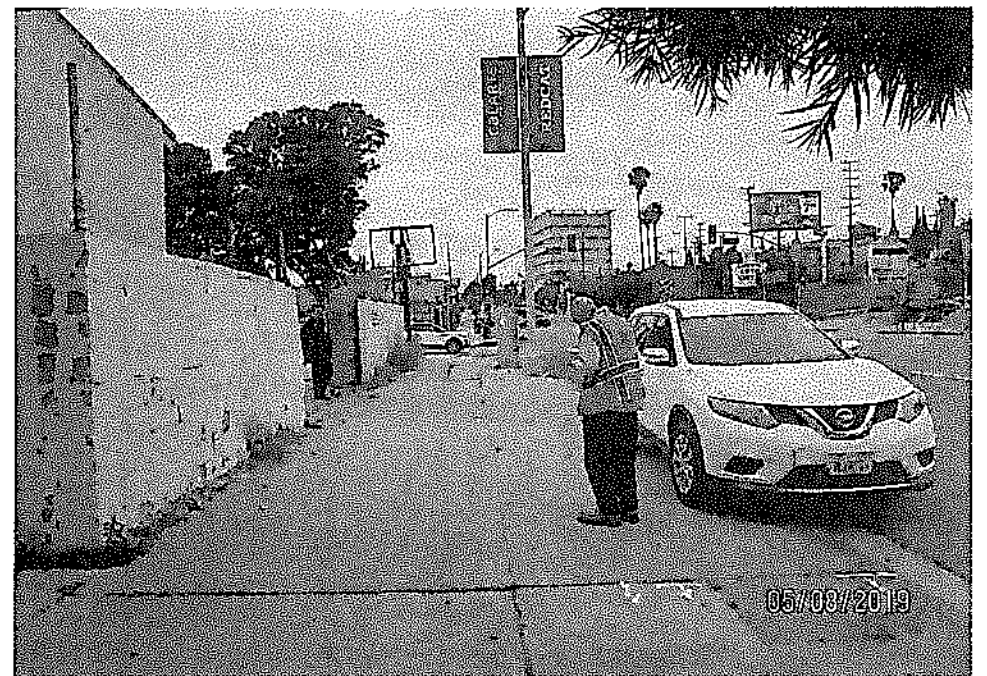


③

CH/CM 5/8/19



⑤ PICO (RECONSTRUCT RAMP) CURSON ↗



⑩ PICO



⑦ PICO ↗

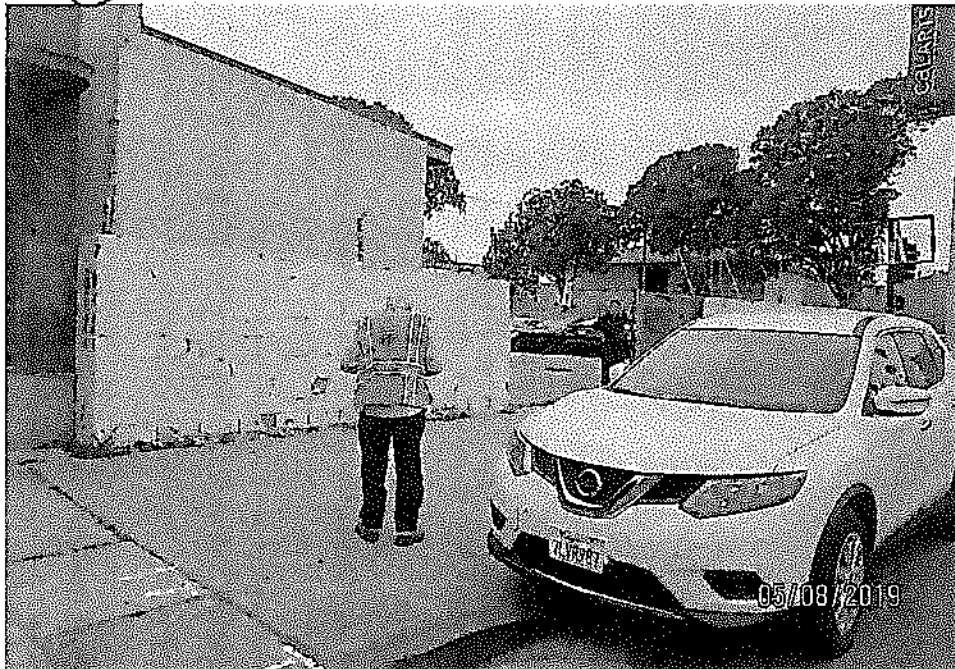


⑥ CURSON ↗

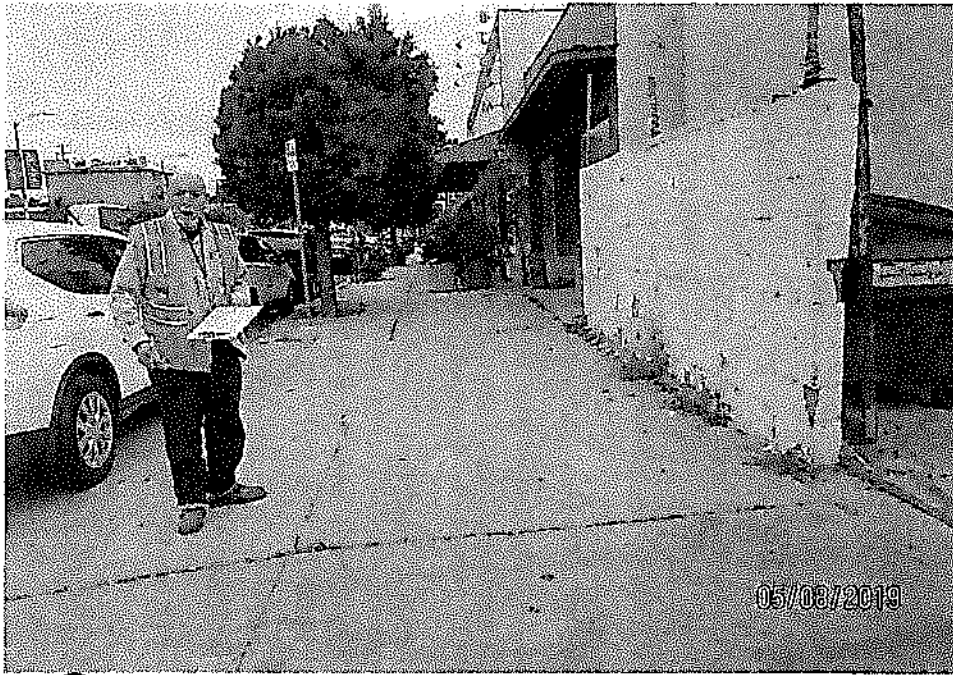
9m/cm 5/8/19



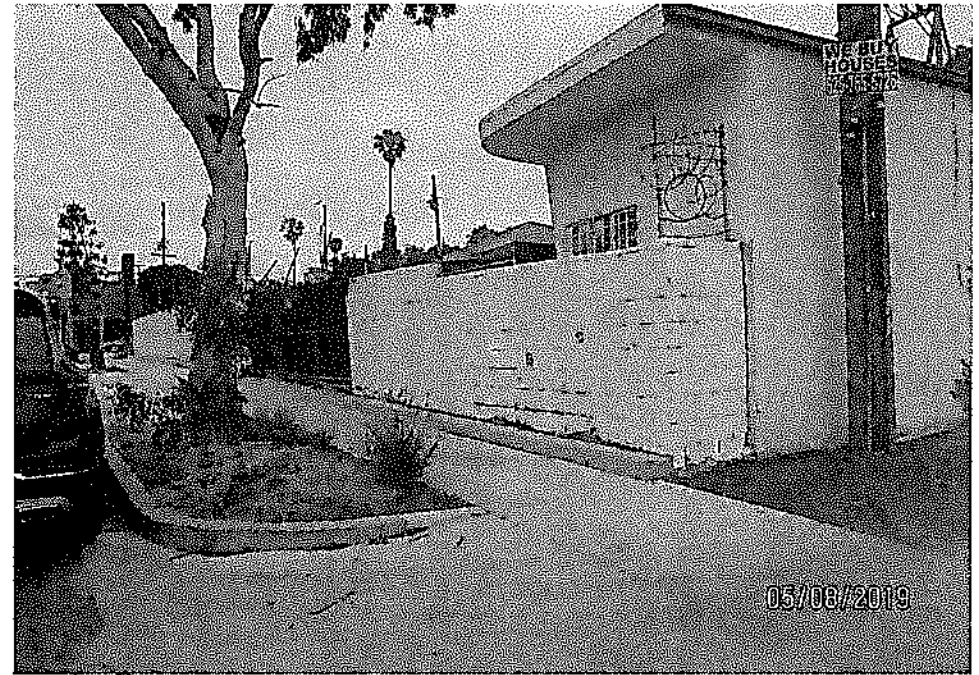
(12) W = 32'



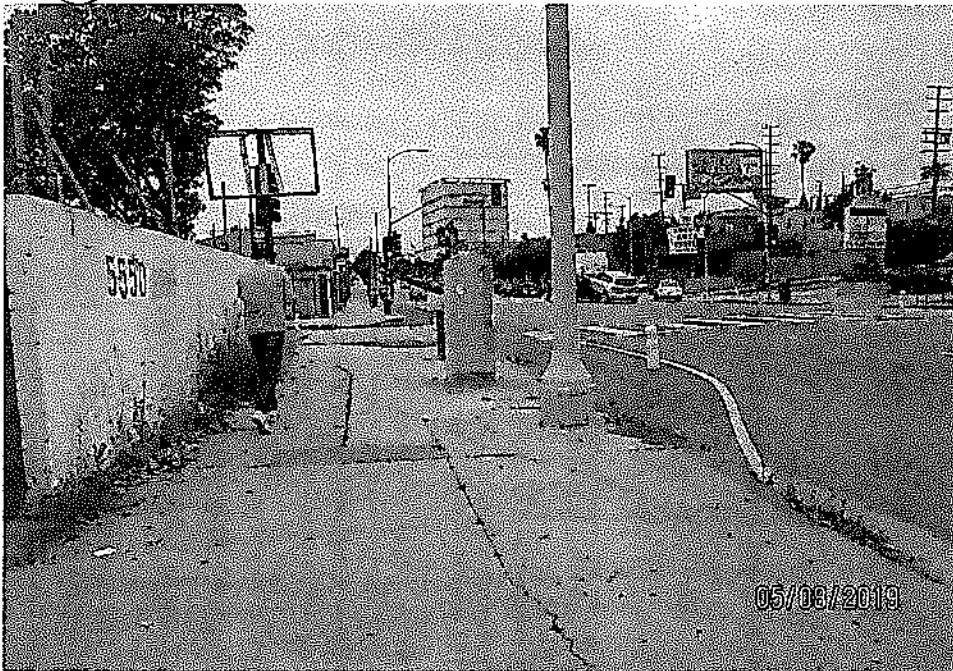
CM/CM 5-8-19



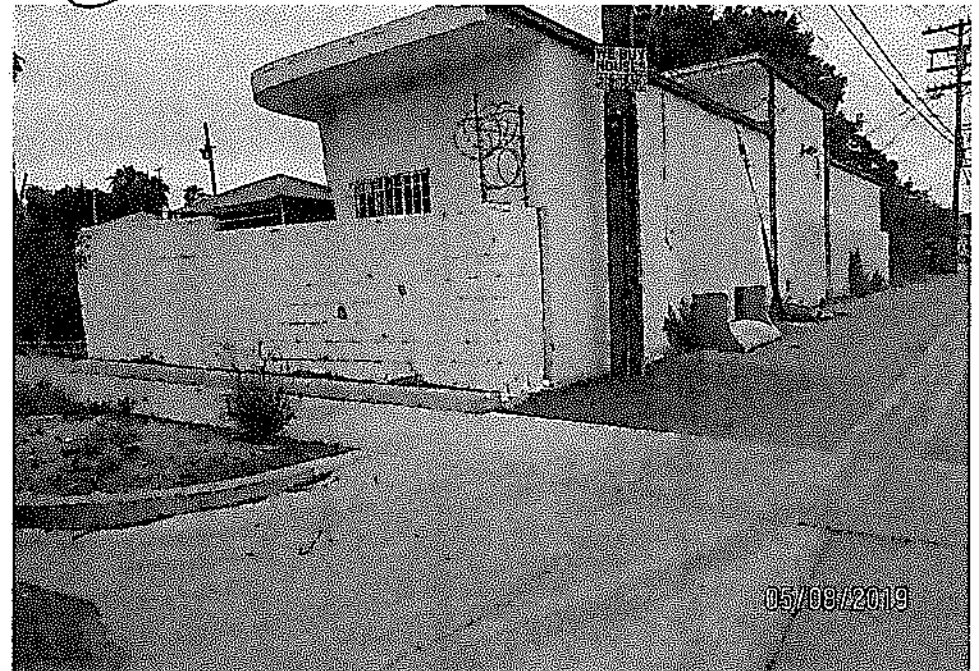
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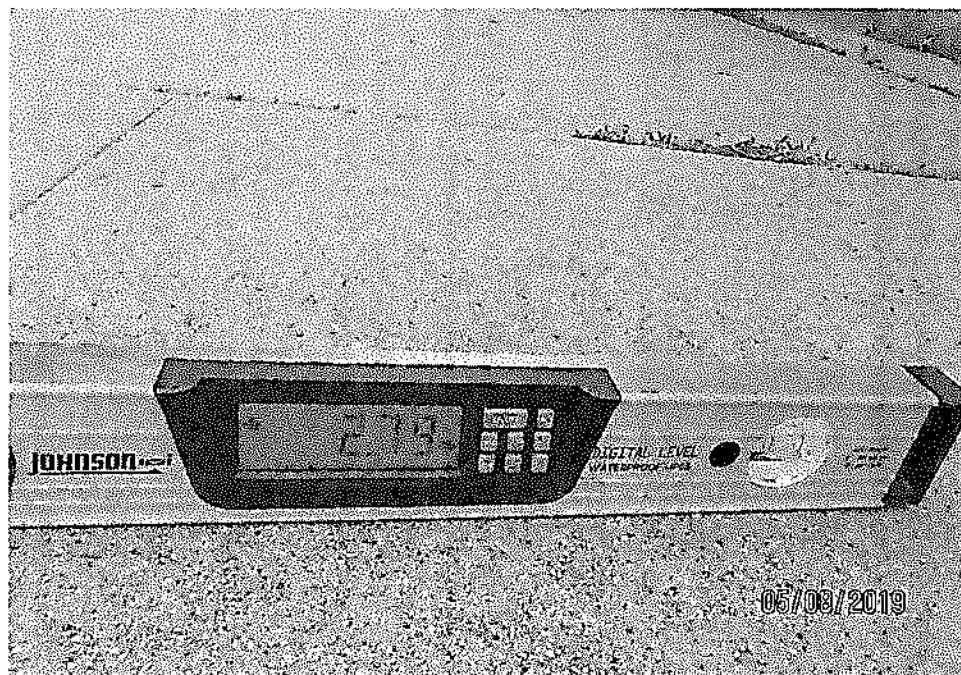
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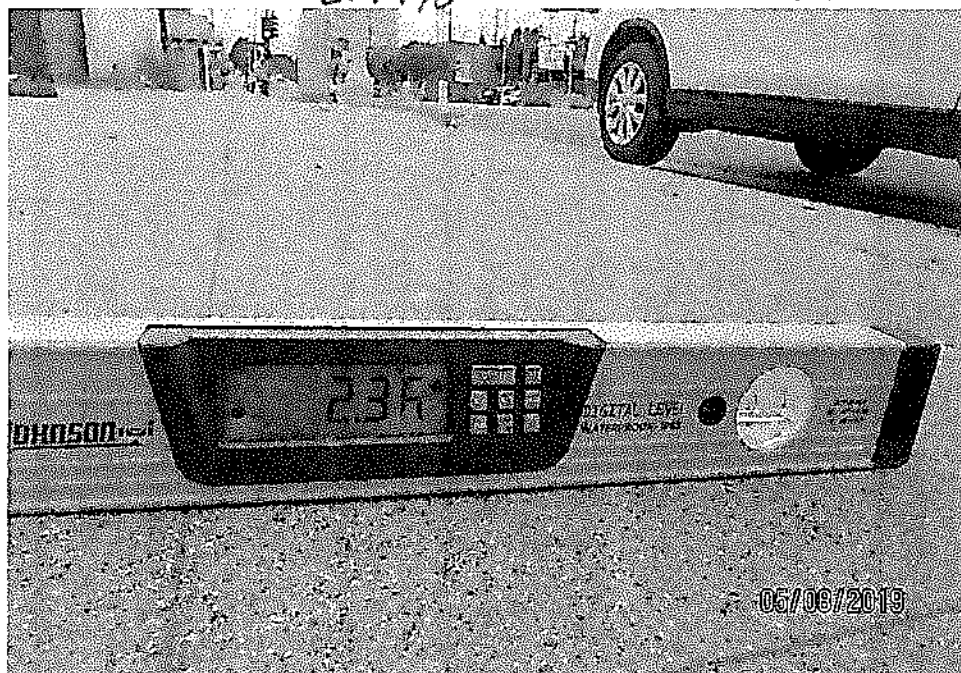
NavigateLA





2.79%

PICO



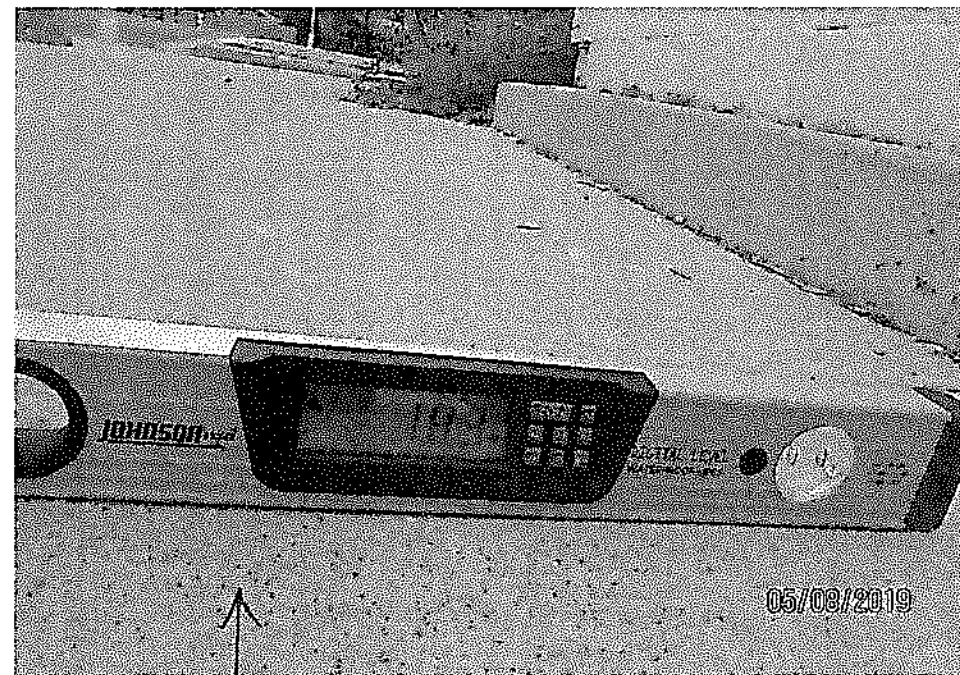


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PICO

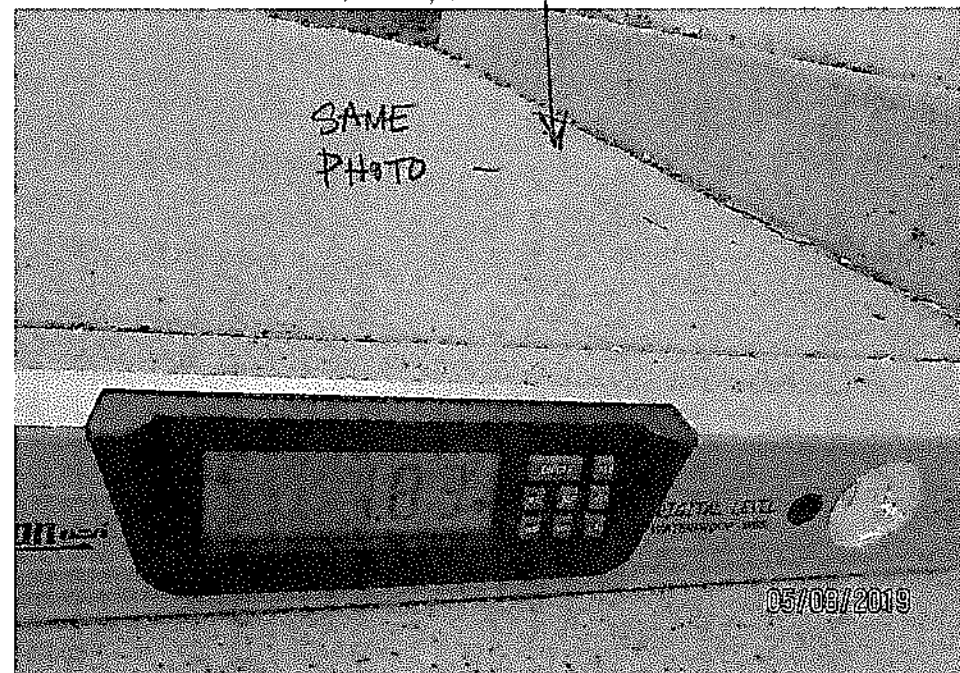


SAME
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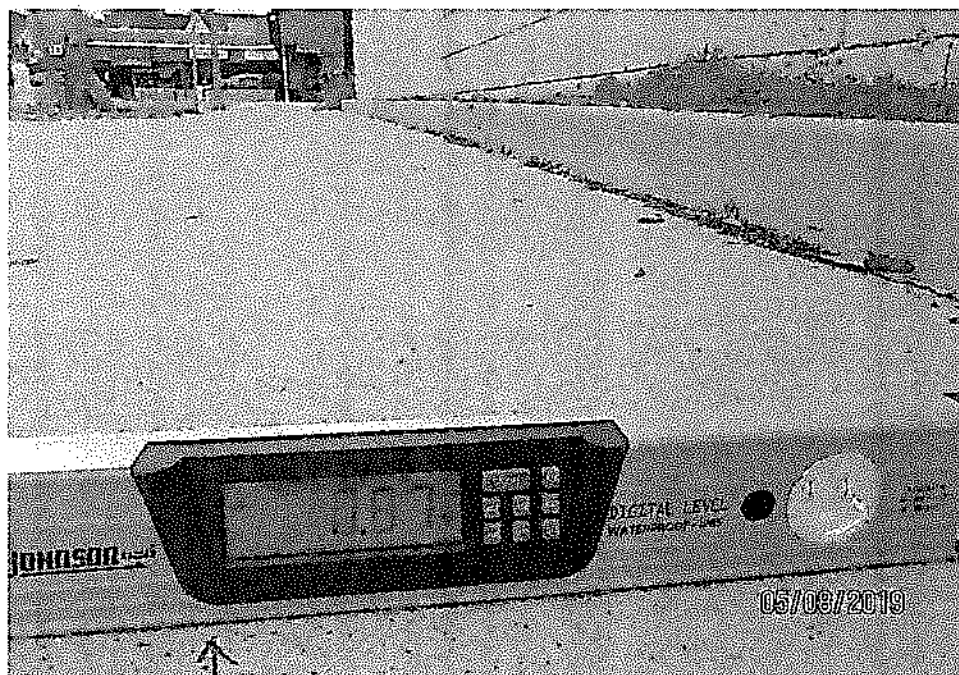


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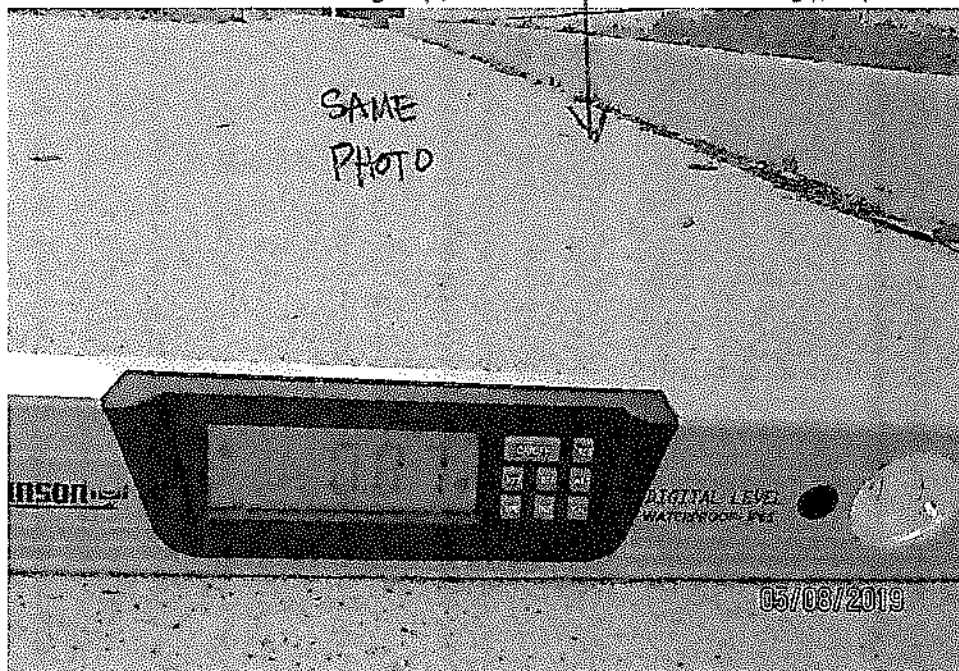


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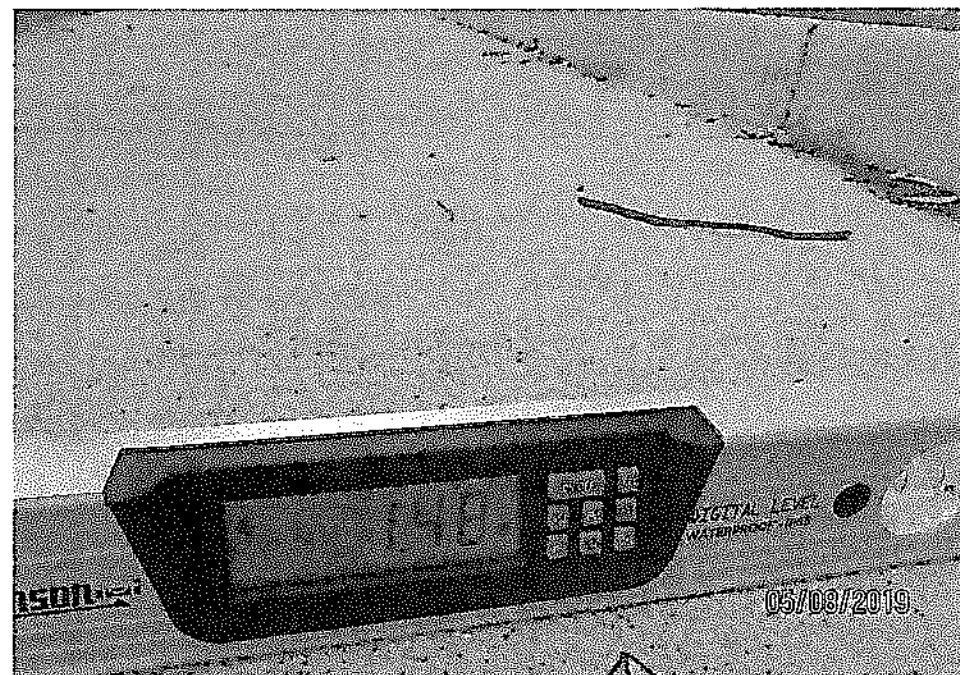


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CURSON

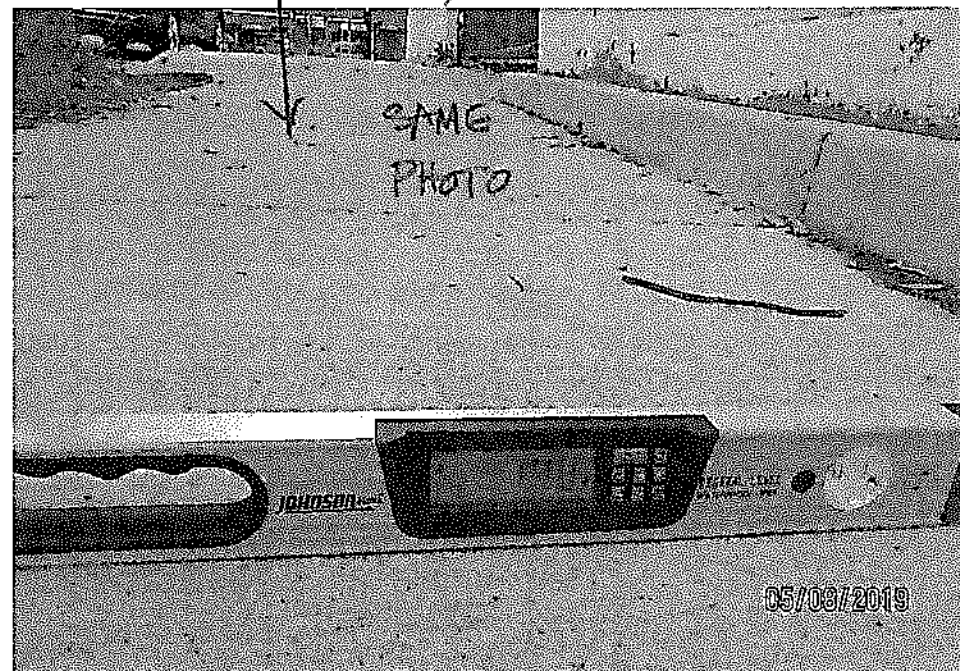


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1.48%

CURSON



SAME
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CITY OF LOS ANGELES

RECEIPT

HIGHWAY DEDICATION

Reference Number	201900185	Engineering District	Central Engineering District
Site Location	5550 W Pico Blvd		
Tract	9711	Block / Lot / Arb	/ 83, 84, 85 / E Day
R/W Number	5300015245		
Planning Case Number			
Applicant Name:	Pico Primo LLC		
Address	11601 Santa Monica Blvd Los Angeles, CA 90025		
Owner Name:	Pico Primo LLC		
Address	11601 Santa Monica Blvd Los Angeles, CA 90025		
Fund	100 RSA 3963	Department	78/PW

Fee Description	Check if Applicable	Unit Fee	Subtotal
Basic Investigation (W52/QC136)	X	\$546.00	\$546.00
Engineering Services for Dedication (W52/QC138)	X	\$3,193.00	\$3,193.00
Appeal of Improvement Requirements (W22/QC135)		\$1,030.00	\$0.00
Appeal of Dedication (W22/QC134)		\$258.00	\$0.00
7% Surcharge	X		\$261.73
Total Fee			\$4,000.73

Payment Received by	ELAINE LEI	Date	04/23/2019
	X Check #	1035	
Cashier Log #		Credit Card Type	
		Cash	
Comments:	5550 W Pico Blvd 18010-30000-04577		

5550 W Pico Blvd

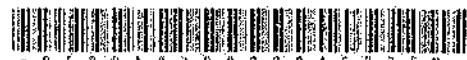


Application #:
Plan Check # B18W136604
Event Code:

18010 - 30000 - 04577

Printed: 10/19/18 07:46 AM

Bldg-New GREEN - MANDATORY Apartment Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Last Status: PC Assigned Status Date: 10/18/2018	
TRACT TR 9711	BLOCK 64	LCP 64	APN MB 134-9779	COUNTY MAP REF 129B177 796	ASSESSOR PARCEL # 5069 - 019 - 026
2. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 10 Certified Neighborhood Council - P I C O Community Plan Area - Wilshire Census Tract - 2169.00 District Map - 129B177 Energy Zone - 9 Fire District - 2 Methane Hazard Site - Methane Zone Near Source Zone Distance - 2.2 Thomas Brothers Map Grid - 653-B4					
3. DOCUMENTS ZI - ZI-2174 Mid City Recovery Redevelopment ORD - ORD-173607 CPC - CPC-17977 AFF - AFF-63293 ZI - ZI-2280 Mid City Recovery Redevelopment ORD - ORD-177323 CPC - CPC-1999-2293-ICD ZI - ZI-2452 Transit Priority Area in the City ORD - ORD-184781 CPC - CPC-2004-2395-ICD ORD - ORD-130118 CRA - ZI 2174 MID-CITY COR CDBG - LARZ-Central City					
4. CHECKLIST ITEMS Special Inspect - Anchor Bolts Special Inspect - Concrete 25kps Special Inspect - Structural Observation Special Inspect - Structural Wood (periodic) Permit Flag - Aff Housing Per 12.22A(1) TOC Storm Water - LID Project Permit Flag - Rec and Parks Fee Memo Req'd Std. Work Descr - Sepsys Gas Shut Off Valve					
5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s) PICO PRIMO LLC 11601 SANTA MONICA BLVD LOS ANGELES CA 90025 Tenant Applicant (Relationship Owner) PICO PRIMO LLC 614 CALIFORNIA AVE SANTA MONICA, CA 90405 (310) 980-5115					
6. EXISTING USE (45) Apartment (07) Garage - Private		7. DESCRIPTION OF WORK New privately funded TOC tier 2 7 story 44 unit apartment building with xxx xxx income units and commercial on 1st floor 2 levels of parking garage 1 25% PDPP - Preliminary zoning plan check (No Fire life safety, No Accessibility, No Green, and No Structural plan check) 1 of			
8. Bldg on Site & Use 9. APPLICATION PROCESSING INFORMATION RI DG PC By: DAS PC By: Chai Yan OK for Cashier: Coord. OK Signature: Date:					
For inspection requests, call toll-free (888) LA 4BUILT (542-2645) Outside LA County, call (213) 482-6060 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3241.					
10. PROJECT VALUATION & FEE INFORMATION Final Fee Period: Permit Valuation: \$4,780,436 PC Valuation: \$0 FINAL TOTAL Bldg-New 289,741.55 Arts Development 1,260.83 Permit Fee Subtotal Bldg-New 19,273.25 Arts Dev. Retail Area Energy Surcharge Arts Dev. Misc Fee 40.00 Handicapped Access Arts Dev. Total Project Valuation Plan Check Subtotal Bldg-New 0.00 School District Residential Level 1 118,316.22 Off-hour Plan Check 0.00 Dwelling Unit Construction Tax 8,800.00 Plan Maintenance 300.00 Residential Development Tax 13,200.00 E.O. Instrumentation 1,338.52 CA Bldg-Std Commission Surcharge 192.00 D.S.C. Surcharge 628.16 Green Building Sys. Surcharge 1,256.33 Permit Issuing Fee 27.00 Planning Surcharge 1,176.02 Linkage Fee 122,551.00 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 1,372.02 Sewer Cap ID: Total Bond(s) Due					
11. ATTACHMENTS Plot Plan					



* P 1 8 0 1 0 3 0 0 0 0 4 5 7 7 F N *