

Developer Guidelines

Submission Date	2019-02-26 12:36:39
Requested SORO NC Land Use Committee meeting date	03/05/2019
Planning case number	DIR-2018-6996-TOC
Project address	1444-1450 S. Rexford Drive Los Angeles 90035
Information for	Applicant
Name	Morad Harouni
Address	1158 26th Street Santa Monica CA 90403
Phone number	(323) 864-7711
Email	meatco@aol.com
Representative of the	Applicant
Representative name	Jonathan Riker
Address	9401 Wilshire Blvd. 9th Floor Beverly Hills CA 90212
Phone number	(310) 487-4098
Email	jriker@ecjlaw.com
1. Description of what is being requested of this Committee that is not "by right"	The application includes incentive requests for a reduced side yard and increased height. These incentives are authorized by the TOC regulations but are not technically, by-right. All other requests involved with the application are by-right, as authorized by the TOC program, including density, floor area and parking.
a. Size of property	13504
b. Size of proposed building(s)	40500
Proposed project is	within allowable "by right" size
3. Proposed use of property	A 5-story, 29-unit apt. bldg., with 52 subterranean parking spaces, including 3 Extremely Low Income units in a Tier 3 TOC incentive area.
4. Describe the community benefit from your proposed use of the property	The project includes 3 units to be set aside for Extremely Low Income tenants.
a. Currently on property	4
b. Required by code	15
Standard spaces	44
Compact spaces	5

Handicap spaces

1

a. Trash enclosure

Yes

Size

100 sq. ft.

b. Loading dock

No

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 provides 3,225 sq. ft. of open space, including a fifth floor deck and private balconies, which exceeds the requirements of the the Q Condition imposed on the property of 100 sq. ft. per unit.

9. Name and ID of all environmental or planning documents prepared to support this project. Click the + sign to add more lines.

Name	ID	Link (if available)
1444-1450 Rexford plans	Project plans	https://www.dropbox.com/preview/1444-1450%20Rexford%20plans.pdf? role=personal
Planning Application Form	Planning application form	https://www.dropbox.com/preview/Rexford/Planning%20Application%20Form.pdf? role=personal
Rexford TOC Form	TOC application form	https://www.dropbox.com/preview/Rexford/Rexford%20TOC%20Form.pdf? role=personal