South Robertson Neighborhoods Council
Land Use Committee Worksheet for Meeting on July 7th, 2015

Notice to Applicants: All documents, including worksheet and drawings, must be submitted electronically to the Land Use Committee at least 14 days prior to the meeting. Non-compliance will result in your submission being automatically carried forward to the next regularly scheduled meeting where the committee has the data for at least 14 days. Submit all documentation to LandUse@soronc.org.

Case Number: DIR-2014-4782-DB
Hearing Date: No hearing required

Project Name: [Project Name]
Project Address: 1416-1420 S Beverly Dr

Owner [ ] Applicant
Name: Markowitz/Nassir
Address: 493 S Robertson Blvd, Beverly Hills, CA 90211
Phone #: 310.275.2211

Representative of the [ ] Owner [X] Applicant
Name: Jacques Mashihi - West Pacifica Design Construction
Address: 8671 Wilshire Blvd, suite 610, Beverly Hills, CA 90211
Phone #: 310.855.0823
E-Mail: wpd@sbcglobal.net

1. Description of what is being requested of this Committee that is not “By Right”:
The applicant is requesting for two Density Bonus On-Menu Incentives for an additional story of height and 35% additional floor area.

2. Description of Project:
(a.) Size of Property 14,052 sq. ft.
(b.) Size of Proposed Building(s) 39,452 sq. ft.
If the proposed building is larger than the “By Right” allowable size, please provide us with the following:
(c) "By Right" allowable building size/area 29,598 sq. ft.
(d) Additional area requested 9,860 sq. ft.
(e) Rational for requesting the additional area: To off-set costs of providing affordable housing in accordance with pre-set standards of Density Bonus ordinance.
3. Proposed Use of Property: (Include why if different from property zoning) _______
   Construction of a 5-story residential building consisting of 23 units.

4. Describe the Community Benefit from your proposed use of the property: _______
   The demolition of the existing under-performing residential buildings with a new
   well-designed building with a robust landscape program will enhance the
   neighborhood character and pedestrian experience.

5. Parking Spaces: (a) Currently on Property ______ (b) Required by code ______
   Of which: (c) the actual spaces ______ are standard spaces, ______ are compact
   spaces and ______ are handicap spaces 29 tandem spaces creating 58 stalls + 5 guest

6. Trash enclosure and loading dock: Trash Enclosure ☑ Yes [ ] No, size ______
   Loading Dock   [ ] Yes. ☑ No, size ______
   Additional notes: In subterranean parking within a dedicated room.

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: There is a robust open space and landscape program, the design of the
   building is sensitive to the fact that the site is in a transitional zoning block. Parking
   efficiency is maximized to have much more than required.

8. Outreach: for discretionary approval, SORO requires, prior to this meeting, your
   notification of neighbors within a 500 foot radius of the project. You must also
   notify us of the results of sign-offs by neighbors within this 500 foot radius.

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

10. Additional Comments:
    The environmental that is being prepared by the Planning Department.