South Robertson Neighborhoods Council
Land Use Committee Worksheet for Meeting on __12/6____,2016__

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: ____________ Hearing Date: ____Jan 2017_______

Project Name: Helms
Project Address: 3129 Helms Ave. Los Angeles, CA 90034

[ ] Owner [ ] Applicant
Name: District Ten, LLC - David Asali
Address: 10008 National Bl. #292
Los Angeles, CA 90034
Phone #: 310-736-0383 E-Mail: dasali10@gmail.com

Representative of the [X] Owner [ ]
Applicant Name: David Asali
Address: 3242 Hutchison Avenue, Los Angeles, CA 90034
Phone #: 310-736-0383 E-Mail: dasali10@gmail.com

1. Description of what is being requested of this Committee that is not “By Right”:
N/A ________________________________________________________________

2. Description of Project:

(a.) Size of Property ____5,400____ sq. ft.
(b.) Size of Proposed Building(s) ____4,123____ sq. ft.
If the proposed building is larger than the “By Right” allowable size, please provide us with the following: N/A
(c) “By Right” allowable building size/area ____N/A_______ sq. ft.
(d) Additional area requested ____N/A_______ sq. ft.
(e) Rational for requesting the additional area: ____N/A________________________
3. Proposed Use of Property: (include why if different from property zoning) __________
   Small Lot Subdivision for two Single Family Residential
   ________________________________________________________________

4. Describe the Community Benefit from your proposed use of the property: This
   construction will bring up the value of property in the neighborhood, especially there is
   no new construction in the area, this new construction will charm the surrounding
   neighborhood. In addition due to the availability of Expo line, there is an increase of
   housing demand in the area, this will also help solving the housing demand.

5. Parking Spaces: (a) Currently on Property - two covered (existing house)
   (b) Required by code _____ Of which: (c) the actual spaces __X_____ are standard
   spaces, ______ are compact spaces and _____ are handicap spaces

6. Trash enclosure and loading dock:  Trash Enclosure [X] Yes [ ] No, size _________
   Loading Dock   [ ] Yes.[ ] No, size ________ Additional notes:
   _________________________________________________________________

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:
   This construction will have its own four covered parking spaces and also a long
   driveway for parking, so it solve the parking issues in the street. In complying with the
   current city's building code, this new construction will be built based on energy and
   water usage saving. As we know that majority of the houses in the area are old, so it
   probably will not have amenities that follow the most updated requirement. So this
   construction will generate additional benefit to the environment.

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: N/A

10. Additional Comments:  This project has been submitted within the LA city guideline of
    small lot subdivision and complied to LA city ordinance, and there will be no variance to
    be requested.
**PRELIMINARY PARCEL MAP NO. AA-2016-1497 small lot**

**NOTE:** SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1 ZONE PER ORDINANCE NO. 176,354

**PROJECT ADDRESS**
3129 HELMS AVENUE
LOS ANGELES, CA 90034

**LEGAL DESCRIPTION**
LOT 126, TRACT NO. 5500
MAP BOOK 60, PAGE 42
RECORDS OF LA COUNTY

**APN:** 4312-007-004

**ZONING:** RD2-1
**PROPOSED ZONE:** SAME
**LOT AREA**
GROSS AREA: 5401.2 S.F.
NET AREA: 5176.2 S.F.

**OWNERS & SUBDIVIDER**
DISTRICT TEN, LLC
10008 NATIONAL BLVD., #292
LOS ANGELES, CA 90034

**APPLICANT**
DAVID ASALI
10008 NATIONAL BLVD., #292
LOS ANGELES, CA 90034

**ENGINEER/REP**
SAMARA ENGINEERING
9100 S. SEPULVEDA BLVD.
SUITE 115
LOS ANGELES, CA 90045
TEL (310) 322-3535
DATE: 4/10/2016

**LOT 1**
**GROSS AREA** 2,700.1 S.F.
**NET AREA** 2,475.1 S.F.
**FRONT YARD** 10' 5'
**N'LY SIDE YARD** 5' 5'
**S'LY SIDE YARD** 10' 5'
**REAR YARD** 5' 12'
**BLDG. AREA** 1,960.75 S.F. 2,162.5 S.F.
**2-CAR GARAGE** 360.75 S.F. 409.5 S.F.
**TOT. BLDG. AREA** 2,321.5 S.F. 2,572.0 S.F.

**LOT 2**

**GRAPHIC SCALE**
1 inch = 10 feet

**EXISTING USE:** SINGLE FAMILY HOME
**PROP. USE:** 2 SINGLE FAMILY HOMES

**10' WIDE RECIPROCAL EASEMENT FOR VEHICULAR & PEDESTRIAN ACCESS, CROSS**