

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 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
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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 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
 APN: 4312-007-004
LEGAL DESCRIPTION
 LOT 126, TRACT NO. 5500
 MAP BOOK 60, PAGE 42
 RECORDS OF LA COUNTY

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

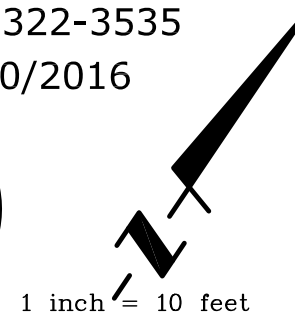
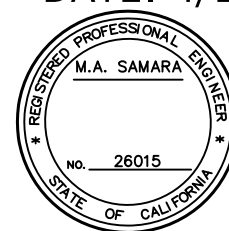
OWNE & SUBDIVIDER
 DISTRICT TEN, LLC
 10008 NATIONAL BLVD., #292
 LOS ANGELES, CA 90034
APPLICANT
 DAVID ASALI
 10008 NATIONAL BLVD., #292
 LOS ANGELES, CA 90034

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

	LOT 1	LOT 2
GROSS AREA	2,700.1 S.F.	2,701.1 S.F.
NET AREA	2,475.1 S.F.	2,701.1 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.

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

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



GRAPHIC SCALE

