South Robertson Neighborhoods Council
Land Use Committee Worksheet for Meeting on 3/7/2017

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@Soronic.org.

Case Number: TT-74137-CN
Hearing Date: 3/7/17

Project Name: REESES & ALCOTT CONDOS
Project Address: 1415-1421 REESES ST. & 9573 ALCOTT ST.

[ ] Owner [ ] Applicant
Name: RAMI HAJEB
Address: 4811 S. ALAMEDA ST.
[ ] Los Angeles CA 90058
Phone #: (310) 588-8697 E-Mail: ramihajeb@kellytoy.com

Representative of the [ ] Owner [ ] Applicant
Name: KAMRAN KALAMI
Address: 1910 COLBY AVE
[ ] Los Angeles CA 90025
Phone #: (818) 837-1617 E-Mail: kamran@talaassociates.com

1. Description of what is being requested of this Committee that is not “By Right”:
   SUBDIVISION TO SELL, “AIR-SPACE” OF UNITS
   AS CONDOMINIUMS, EVERYTHING ELSE—
   DENSITY, HEIGHT, PARKING, SETBACKS, ETC. “BY-RIGHT.”

2. Description of Project:

   (a.) Size of Property 20,000 sq. ft.
   (b.) Size of Proposed Building(s) 50,000 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 _______ sq. ft.
   (d) Additional area requested _______ sq. ft.
   (e) Rational for requesting the additional area: ____________________________
3. Proposed Use of Property: (include why if different from property zoning) _________________________________
   Residential (An Hour By Zoning) _________________________________

4. Describe the Community Benefit from your proposed use of the property: _________________________________
   Housing units are in great need in this community to bring rents/prices down.

5. Parking Spaces: (a) Currently on Property __12__ (b) Required by code __58__
   Of which: (c) the actual spaces __36__ are standard spaces, __22__ are compact spaces and __2__ are handicap spaces

6. Trash enclosure and loading dock: Trash Enclosure [x] Yes [ ] No, size __PER CODE__
   Loading Dock [ ] Yes. [x] No, size __NOT REQ'D__

   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: ____________________________________________________________________________
   _________________________________________________________________________________________
   _________________________________________________________________________________________

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.
   NOTICES MAILED 3/1/17.

9. Name and ID of all environmental or planning documents prepared to support this project __SOILS REPORT, SURVEY, ARCHITECTURAL PLANS, ETC.__

10. Additional Comments:
    _______________________________________________________________________________________
    _______________________________________________________________________________________