

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@Soronc.org.

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

Project Name: REEVES + ALCOTT CONDOS
Project Address: 1415-1421 REEVES ST. + 9573 ALCOTT ST.

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

Representative of the Owner [] Applicant
Name: KAMRAN KAZEMI
Address: 1916 COLBY AVE
LOS ANGELES CA 90025
Phone #: (310) 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 20,900 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 (ALLOWED 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 Yes [] No, size PER CODE
Loading Dock [] Yes: 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 Coments: _____

