

Developer Guidelines

Requested SORO NC Land Use Committee meeting date

Tuesday, August 6, 2019

Project information

Planning case number

ZA-2018-3419-ELD-1A

City hearing date

Wednesday, August 21, 2019

Project name

Roxbury Eldercare

Project address

1122 S Roxbury Dr
Los Angeles, 90035

Contact information

Information for

Owner

Name

Leonard Rosenblatt

Address

127 N Robertson Blvd
Beverly Hills, CA, 90211

Phone number

(310) 339-7344

Email

daniel@nurdevelopment.com

Representative of the

Owner

Representative name

Daniel Ahadian

Address

864 S Robertson Blvd, Suite 200
Los Angeles, CA, 90035

Phone number

(310) 339-7344

Email

daniel@nurdevelopment.com

Project background

1. Description of what is being requested of this Committee that is not "by right"

To make the development of the proposed Eldercare Facility feasible, the following entitlements are requested, under the Eldercare Facility Unified Permit

(LAMC 14.3.1):

1. To allow an Eldercare Facility in the R3 zone, per LAMC 14.3.1: "the Zoning

Administrator, as the initial decision maker, may, upon application, permit an

Eldercare Facility to be located on a lot or lots in the A1 through R3 Zones."

2. To allow the below-listed area and height requests per LAMC 14.3.1: "The

Zoning Administrator, as the initial decision maker, may, upon application, permit

an Eldercare Facility ... when [that] Eldercare Facility does not meet the use,

area, or height provisions of the respective zone contained in this chapter, or the

requirements of any ... "Q" condition."

a. To allow 57 dwelling units in lieu of the 25 dwelling units allowed by the

density limits of the Q condition.

b. To allow an increase in building height from the 36' allowed by the "Q"

condition to a proposed 47'.

c. To allow a front yard setback of 5' for the center garden, and 12' for the

building along Roxbury Drive in lieu of the 15' required.

d. To allow a side yard setback of 5' along Bedford Drive in lieu of the 7'

required for a 4-story building.

e. To allow balconies on all floors with a 50 square foot minimum to count

towards open space in lieu of the ground-floor only and 150 square foot

minimum required by the Q condition.

2. Description of project

a. Size of property

28272

b. Size of proposed building(s)

73482

Proposed project is

within allowable "by right" size

3. Proposed use of property

A new 4-story, 47' high, 57-unit Eldercare Facility over 2 levels of subterranean parking.

4. Describe the community benefit from your proposed use of the property

Location of project is walkable distance to Roxbury Park
- Addresses both the critical need for and shortage of Eldercare Facilities citywide
- Frontage on Roxbury Drive contains well-landscaped center garden for the benefit of the future seniors living at the project, as well as their family and loved ones
- Allows nearby senior citizens in single family dwellings to age-in-place in their same neighborhood, but in a new, smaller home with less maintenance concerns

5. Parking spaces

- a. Currently on property** 0
- b. Required by code** 29
- c. Breakdown of the actual spaces**
 - Standard spaces** 77
 - Compact spaces** 32
 - Handicap spaces** 4

6. Trash enclosure and loading dock

- a. Trash enclosure** Yes
- Size** 100
- b. Loading dock** Yes
- Size** 400

Additional notes on trash and loading All within the subterranean parking structure.

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?

- Reduction of massing on Roxbury Ave.
- Location of driveway access off the alley
- Enhanced on-site landscaping
- Additional street trees
- Exceptional and conceptual architecture
- The opportunity for nearby seniors to age in place

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. Click the + sign to add more lines.

Name	ID	Link (if available)
Plans		https://www.dropbox.com/s/s84gh7y365996yk/190715_Roxbury_SD.pdf?dl=0
Renderings		https://www.dropbox.com/s/jvp7c00cdrxr0x9/Roxbury%20Eldercare%20Renderings.pdf?dl=0
Hearing Notice		https://www.dropbox.com/s/8bhyaetw4mpear4/Hearing%20Notice%20%5B07.29.2019%5D.pdf?dl=0

10. Additional comments

PowerPoint presentation will further detail changes since last presentation to SORO NC.

1122 S Roxbury Dr (Eldercare)

INFORMATIONAL MEETING

July 29th, 2019

Dear interested party,

You have expressed interest in the subject project. As such, we would like to invite you to coffee and donuts this Sunday so that we can share details about the project at an informal meeting and hear your concerns.

Here are the details:

Date: Sunday, August 4th, 2019

Time: 11:00am to noon

Place: Roxbury Park – Redwood Room

Alternatively, we will be attending the Land Use and Economic Development Committee meeting of the South Robertson Neighborhood Council where we are going to present the changes we have made to the project since our last presentation to them. That meeting will be on Tuesday, August 6th, 2019 at 6:30pm at 1399 S Roxbury Dr, Los Angeles, CA 90035 (Simon Wiesenthal Center).

QUESTIONS?

Come to the meeting! Otherwise, contact information is provided below.

Daniel Ahadian

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