Developer Guidelines

Requested SORO NC Land Use Committee meeting date
Tuesday, February 4, 2020

Project information

Planning case number
CPC-2019-7522 VZC

City hearing date
Tuesday, February 4, 2020

Project name
Sinan Sinanian

Project address
1434-1450 S Robertson Blvd
Los Angeles, CA, 90035

Contact information

Information for
Owner

Name
Eric Liberman

Address
18980 Ventura Blvd. # 200
Tarzana, CA, 91356

Phone number
(818) 996-9666

Email
ericl@qesqms.com

Representative of the
Applicant

Representative name
Eric Liberman

Address
14549 Archwood St
Los Angeles, CA, 91405

Phone number
(818) 997-8033

Email
qesadmin@qesqms.com

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

This project was approved by the SORO NHC on 04/20/2017. This is to present updates and revisions in design.

2. Description of project

a. Size of property

26271

b. Size of proposed building(s)

7880

3. Proposed use of property

7-Story hotel 68 feet in height with 136 guest rooms and 77 parking spaces over one level of subterranean parking.

the neighborhood is in need of a reasonable priced hotel options.

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

5. Parking spaces

a. Currently on property

0

b. Required by code

71

c. Breakdown of the actual spaces

6. Trash enclosure and loading dock

a. Trash enclosure

Yes

b. Loading dock

Yes

Additional notes on trash and loading

Trash enclosure off the alley.

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?

N/A

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.

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<tr>
<th>Name</th>
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<th>Link (if available)</th>
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10. Additional comments

This project was approved by the SORO NHC on 04/20/2017. This is to present updates and revisions in design.
1. PROJECT LOCATION
   Street Address 1: 1434 - 1456 S. Robertson Blvd.
   Unit/Space Number
   Legal Description 2: (Lot, Block, Tract) Lot 14,15,16,17,18,19 and 20 Tract 6721
   Assessor Parcel Number 4303-001-009,010,011,014 and 039
   Total Lot Area 26,271 sf

2. PROJECT DESCRIPTION
   Present Use: Commercial and Residential
   Proposed Use: Development of a Hotel with 136 guest rooms and 77 parking spaces
   Project Name (if applicable): 1434 - 1456 S. Robertson Blvd

Describe in detail the characteristics, scope and/or operation of the proposed project: 7 story hotel containing 136 rooms 77 parking spaces over one level of subterranean parking.

Additional information attached  □ YES  □ NO
Complete and check all that apply:

   Existing Site Conditions
   □ Site is undeveloped or unimproved (i.e. vacant)
   □ Site is located within 500 feet of a freeway or railroad
   □ Site has existing buildings (provide copies of building permits)
   □ Site is located within 500 feet of a sensitive use (e.g. school, park)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all continguously owned properties (even if they are not a part of the proposed project site)
APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

This box for City Planning Staff Use Only

Case Number

Env. Case Number

Application Type

Case Filed With (Print Name) __________________________ Date Filed ____________

Application includes letter requesting:

☐ Waived hearing  ☐ Concurrent hearing  ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number __________________________

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

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containing 136 rooms 77 parking spaces over one level of subterranean parking.

Additional information attached  ☑ YES  ☐ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)  ☐ Site is located within 500 feet of a freeway or railroad

☐ Site has existing buildings (provide copies of building permits)  ☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

CP-7771.1  DCP Application Form (11/1/2019)
☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

☐ Removal of protected trees on site or in the public right of way

☑ New construction: 78,800 square feet

☐ Accessory use (fence, sign, wireless, carport, etc.)

☐ Exterior renovation or alteration

☐ Change of use and/or hours of operation

☐ Haul Route

☐ Uses or structures in public right-of-way

☐ Phased project

Housing Component Information

Number of Residential Units: Existing 10 – Demolish(ed) 10 + Adding 0 = Total 0

Number of Affordable Units\(^4\): Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units: Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: NA square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☑ YES ☐ NO

Is your project required to dedicate land to the public right-of-way? ☑ YES ☐ NO

If so, what is/are your dedication requirement(s)? _______ ft.

If you have dedication requirements on multiple streets, please indicate: ________________________________________________________________

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☑ YES ☐ NO

Authorizing Code Section 12.32 Legislative Actions

Code Section from which relief is requested (if any): ________________________________________________________________

Action Requested, Narrative: A Vesting Zone Change from C2-1-O to RAS4-1-O

Authorizing Code Section 12.24 W.24

Code Section from which relief is requested (if any): ________________________________________________________________

Action Requested, Narrative: A Conditional Use Permit to allow a Hotel within 500 feet of an R zone

Additional Requests Attached ☑ YES ☐ NO

\(^3\) Number of units to be demolished and/or which have been demolished within the last five (5) years.

\(^4\) As determined by the Housing and Community Investment Department
4. RELATED DEPARTMENT OF CITY PLANNING CASES
Are there previous or pending cases/decisions/environmental clearances on the project site? □ YES □ NO
If YES, list all case number(s) ________________________________

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. ___________________________ Ordinance No. ___________________________
☐ Condition compliance review
☐ Modification of conditions
☐ Revision of approved plans
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? □ YES □ NO
Have you filed, or is there intent to file, a Subdivision with this project? □ YES □ NO
If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS
To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form CUP / Site Plan Review
b. Geographic Project Planning Referral Yes
c. Citywide Design Guidelines Compliance Review Form Yes
d. Affordable Housing Referral Form NA
e. Mello Form NA
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form NA
g. HPOZ Authorization Form NA
h. Management Team Authorization NA
i. Expedite Fee Agreement Yes
j. Department of Transportation (DOT) Referral Form Yes
k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Yes
l. Order to Comply NA
m. Building Permits and Certificates of Occupancy NA
n. Hillside Referral Form NA
o. Low Impact Development (LID) Referral Form (Storm water Mitigation) Yes
p. Proof of Filing with the Housing and Community Investment Department NA
q. Are there any recorded Covenants, affidavits or easements on this property? □ YES (provide copy) □ NO
PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant\(^5\) name  Sinan Sinanian

Company/Firm  Sinanian Development Inc.

Address:  18980 Ventura Blvd. Ste. #200  Unit/Space Number

City  Tarzana  State CA  Zip Code:  91356

Telephone  818-996-5666  E-mail: sinan@sinanian.com

Are you in escrow to purchase the subject property?  □ YES  □ NO

Property Owner of Record  □ Same as applicant  □ Different from applicant

Name (if different from applicant)  Harkham Family Enterprises (Dan Harkham)

Address:  1006 North Crescent Drive  Unit/Space Number

City  Beverly Hills  State CA  Zip Code:  90210

Telephone  (323) 586-4600  E-mail: djharkham@me.com

Agent/Representative name  Eric Lieberman

Company/Firm  QES, Inc.

Address:  14549 Archwood Street  Unit/Space Number 308

City  Van Nuys  State CA  Zip:  91405

Telephone  818-997-8033  E-mail: EricL@qesqms.com

Other (Specify Architect, Engineer, CEQA Consultant etc.)  Architect

Name  Aram Alajajian

Company/Firm  Alajajian Marcoosi Architects, Inc.

Address:  320 W. Arden Ave  Unit/Space Number 120

City  Glendale  State CA  Zip Code:  91203

Telephone  818-244-5130  E-mail: aram@amaincs.com

Primary Contact for Project Information  □ Owner  □ Applicant  □ Agent/Representative  □ Other

(Select only one)

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

\(^5\) An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

   a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

   b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

   c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

   d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

   Property Owner's signatures must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgement is available for your convenience on following page.

   Signature ___________________________ Date 12-09-19

   Print Name ___________________________

   Signature ___________________________ Date ________________

   Print Name ___________________________

CP-7771.1  DCP Application Form (11/1/2019)
California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On December 10, 2019 before me, Taline Arslanian, Notary Public, (Insert Name of Notary Public and Title)

personally appeared Dan Honkan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

(Seal)

TALINE ARSLANIAN
Notary Public - California
Los Angeles County
Commission # 2290865
My Comm. Expires Jun 1, 2023
8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

   The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

**Signature:** [Signature]

**Print Name:** SINAN SINANIAN

**Date:** 12/10/19
9. **Signatures** of adjoining or neighboring property owners in support of the request are **not required** but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

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<th>NAME (PRINT)</th>
<th>SIGNATURE</th>
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**Review** of the project by the applicable Neighborhood Council is **not required**, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).
VESTING TENTATIVE TRACT #74677

THOMAS BROTHERS
Page: 632 Grid: J4
LEGAL
LOT: 14 - 19
TRACT: 6721
M B 71-21
CONTACT: QES, INC.

ASSESSOR PARCEL NUMBER: 4303-001-009-01,039
SITE ADDRESS: 1434-1450 S. ROBERTSON BLVD.
CD: 05
CT: 2170.02
PA: 106 WILSHIRE
USES: FIELD
PHONE: 818-997-8033

DATE: 02-28-17
UPDATE:

- DRAWN BY:
- QUALITY MAPPING SERVICE
- 14549 ARCHWOOD ST, SUITE 301
- VAN NUYS, CA 91405
- PHONE: (818) 997-7049 - FAX: (818) 997-0351

- NET AC: 0.52
Notice of Public Meeting

The South Robertson Neighborhoods Council will conduct a public meeting to review the application below. You are invited to attend and provide comment.

South Robertson Neighborhoods Council Land Use and Economic Development Committee
Meeting Tuesday, February 04, 2020 @ 7:00 pm Simon Wiesenthal Center 1399 Roxbury Dr., 3rd Floor Los Angeles, CA 90035

Applicant: Sinanian Development, LLC
Property Address: 1434 – 1450 S. Robertson Blvd.

Applicant’s Request: For the construction, use and maintenance of a boutique hotel 68 feet in height with 136 guest rooms and 77 parking spaces (63 required spaces) located on the ground floor and in a subterranean garage, the following entitlements are requested:

- Pursuant to LAMC Section 12.32 a Vesting Zone Change from C2-1-O to RAS4-1-O.
- Pursuant to LAMC Section 12.24 W. a Conditional Use Permit to allow a Hotel within 500 feet of an R zone.
- Pursuant to LAMC Section 16.05 Site Plan Review for a development project in excess of 50,000 square feet of non-residential floor area.

The South Robertson Neighborhoods Council is an advisory board to the Los Angeles City Council and was established to enable the Stakeholders of the South Robertson Community Council area to be informed of and play an active role in the governmental decision-making process affecting this community.

The South Robertson Neighborhoods Council is the certified Neighborhood Council and its boundaries are Beverly Hills on the north; Le Doux Ave, Olympic Blvd., and La Cienega Blvd. on the east; 10 Freeway, Exposition Blvd., Robertson Blvd., and Culver City on the south; and Beverly Hills, Pico Blvd., Motor Ave., and National Blvd. on the west.

For SORONC boundary map and more information, please visit www.soronc.org.