Developer Guidelines

Requested SORO NC Land Use
Committee meeting date: Thursday, March 5, 2020

Project information
Project address: 825-829 Holt Avenue
Los Angeles

Contact information
Information for: Owner
Name: Daniel Kianmahd
Address: 8665 Wilshire Boulevard, Suite 208
Beverly Hills, CA, 90211
Phone number: ((323)) 546-4994
Email: dk@accesspanorama.com

Representative of the: Owner
Representative name: Stephen Kia
Address: 3731 Wilshire Boulevard, Suite 670
Los Angeles, CA, 90010
Phone number: (323) 966-2610
Email: stephenk@urban-concepts.com

Project background
1. Description of what is being requested of this Committee that is not "by right"
   We are requesting 55 feet height instead of 45. We are keeping the 15 foot setback in the back, but reducing the front to 10 feet and side yards to 5 feet.

2. Description of project
a. Size of property 18000
b. Size of proposed building(s) 49931

Proposed project is
within allowable "by right" size

3. Proposed use of property
The project is an Eldercare Facility comprised of Assisted Living and Alzheimer's/Dementia Care guest rooms only, no dwelling units. 18 Memory Care (MC) Guest Rooms + 64 Assisted Living (AL) Guest Rooms for a total of 82.

5. Parking spaces
a. Currently on property 36
b. Required by code 36
c. Breakdown of the actual spaces

6. Trash enclosure and loading dock
a. Trash enclosure
b. Loading dock

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?
To be discussed.

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.