

Developer Guidelines

Requested SORO NC Land Use Committee meeting date

Tuesday, July 7, 2020

Project information

Planning case number

ZA-2019-7730-ELD

City hearing date

Wednesday, July 22, 2020

Project name

Roxbury Senior Residences

Project address

1122 S Roxbury Dr
Los Angeles, 90035

Contact information

Information for

Owner

Name

Lenny 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"	Density at 57 units and height at 47 feet.
2. Description of project	
a. Size of property	28269
b. Size of proposed building(s)	73518
Proposed project is	within allowable "by right" size
3. Proposed use of property	New senior living residences are proposed at 1122-1136 S Roxbury Dr in the South Robertson neighborhood. 57 units will be provided within 4-stories with most units for independent living and some for assisted living.
4. Describe the community benefit from your proposed use of the property	<ul style="list-style-type: none"> • Well-landscaped center garden on Roxbury • Allow elderly living in the area to age-in-place in their same neighborhood • Two subterranean parking levels providing 105 automobile parking stalls • Building height is consistent with neighboring buildings
5. Parking spaces	
a. Currently on property	0
b. Required by code	29
c. Breakdown of the actual spaces	
Standard spaces	74
Compact spaces	28
Handicap spaces	3
6. Trash enclosure and loading dock	
a. Trash enclosure	Yes
Size	100
b. Loading dock	Yes
Size	1900
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	- Center garden resulting in reduction of massing on Roxbury Ave

neighbors and/or the SORO community?

- Location of driveway access off the alley
- Enhanced on-site landscaping
- Additional street trees
- Exceptional architecture
- The opportunity for nearby seniors to age in place
- Copious parking
- Proposed height is less than many surrounding buildings

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)
Renderings		https://docs.google.com/presentation/d/e/2PACX-1vQBd4un3s46NBBhG0Bb8BVMivR2n9Ir-lolyOFuPLohWXvI0EMywvi7aoSAMSVK0oPeYzczRfypGMPk/pub?start=false&loop=false&delayms=3000
Plans		https://www.dropbox.com/s/xsk3uitha84otgb/Plans%20%5B06.25.2020%5D.pdf?dl=0

HEARING NOTICE

SORO Land Use & Economic Development Committee Meeting

You are invited to attend the upcoming public hearing of the Land Use and Economic Development Committee of the South Robertson (SORO) Neighborhood Council where we are going to present the project on 1112-1136 S Roxbury Drive.

Date: July 7, 2020

Time: 7:00 pm

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the meeting will be conducted telephonically.

Every person wishing to address the Neighborhood Council must either join via telephone or log in via computer or mobile device. To join via telephone, dial 1-669-900-6833 and enter Webinar ID: 956 1070 5419 and then press # to join the meeting. To join via computer or mobile device, enter the Webinar ID above at zoom.us/join.

Project Description

New senior living residences are proposed at 1122-1136 S Roxbury Dr in the South Robertson neighborhood. The applicant proposes significant changes to a project acted upon by the Zoning Administrator in 2019. In lieu of residences for 56 units reserved for senior independent housing and one unit reserved for assisted living care housing, the new project proposes 42 units for senior independent housing and 15 units for assisted living care housing.

Key Points

- Well-landscaped center garden on Roxbury
- Allow elderly living in the area to age-in-place in their same neighborhood
- Previous requests for open space and setback reductions are no longer requested
- Two subterranean parking levels providing 105 automobile parking stalls
- Building height is consistent with neighboring buildings

Questions?

For any questions regarding this meeting and or for more information, please see the contact information below.