

Developer Guidelines

Requested SORO NC Land Use Committee meeting date

Tuesday, September 14, 2021

Project information

Planning case number

DIR-2021-2742-TOC-HCA

Project name

1255 La Cienega

Project address

1255 La Cienega Blvd.
Los Angeles, 90035

Contact information

Information for

Applicant

Name

Jila Kohan

Address

1000 S. Wooster St. #103
Los Angeles, CA, 90035

Phone number

(310) 279-8577

Email

Jila.kohan@gmail.com

Representative of the

Owner

Representative name

Babak Bardi Chaharmahali

Address

11022 Santa Monica Boulevard, Suite 200
Los Angeles, , CA, 90035

Phone number

(310) 438 7206

Email

calddinc@aol.com

Project background

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

The project utilizes 2-additional incentives as follows:
1.ALL OF THE YARD REQUIREMENT WILL BE BASED ON

RAS3 ZONE INSTEAD OF R4 ZONE PER LAMC 12.10.5.
2. 25% decrease in required open space.

2. Description of project

a. Size of property 7019.10

b. Size of proposed building(s) 26296

Proposed project is

larger than allowable "by right" size

c. "By right" allowable building size/area 10528.5

d. Additional area requested 15767.5

e. Rationale for requesting the additional area BY RIGHT IS 1.5 AND BY TOC IS 3.74

3. Proposed use of property

PROPERTY IS LOCATED IN C-2 ZONE, PROPOSED USE IS COMMERCIAL AND RESIDENTIAL.
THERE IS NO CHANGE IN USE

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

Allocation 3 units to E.L.I Los Angeles residences.

To enhance the area, the project provides Landscape parkway in front of the building and includes design elements to reinforce orientation to the street; such as a glass façade, metal panels and HPI siding.

5. Parking spaces

b. Required by code 58

c. Breakdown of the actual spaces

Standard spaces 16

Compact spaces 16

Handicap spaces 3

6. Trash enclosure and loading dock

a. Trash enclosure Yes

b. Loading dock Yes

Size 400 s.f.

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?

The car access have been eliminated from La Cienega to promote maximum pedestrian friendly design and make less traffic load to the intersection of La Cienega and

Pico Blvd. Vehicle access for the subterranean garage will be accessible from the alley.

The roof top open space sitting area provided, is a nice location for small family gathering with nice seating, barbeque area which surrounding with nice landscaping buffers and nice view to the public.

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.