



Motion for support of a Ten Unit Small Lot Sub-division 9218 – 9228 West National Blvd., Los Angeles 90034.

Agenda Item: GB071615-4
Date: July 16, 2015
Proposed By: Terrence Gomes

Background

WCH Communities is proposing a ten unit small lot sub-division at 9218 – 9228 West National Blvd., Los Angeles 90034. Each unit will be three stories, have one compact and one full-size parking space. The project will have two guest parking spaces for the use of all ten units.

The applicant is asking for the SORONC to support the SLSD at 9218 – 9228 West National Blvd., Los Angeles 90034. The applicant has modified the plans to incorporate design features that the LUED committee felt would enhance the project and complement the community.

Proposed Motion

- I. The SORONC supports the application for the WCH Communities project of ten small lot sub-division homes at 9218 – 9228 West National Blvd., Los Angeles 90034.

Considerations

Committee review:
(highly recommended)

Votes For: 5

Against: 0

Amount previously allocated in Committee's working budget: \$NA
(applies to funding motions only)

Arguments for:

Adds additional housing stock for the community.

Arguments against:

Applicant was unable to articulate as to have this project will meet the 25% reduction in water usage mandated by the Governor.

Adequate guest parking was not addressed.

Will remove six affordable rental units that will not be replaced.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

P: (310) 295-9920
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OVERHANG CHANGES 4ft
NATIONAL BLVD SLS

NOTE: These Drawings are for Conceptual and Schematic Planning purposes only. These drawings are intended to be used as a GUIDE of the APPROXIMATE existing conditions and dimensions -- actual on-site conditions and dimensions may vary. Also, the City of Los Angeles is in the process of implementing design guidelines for small-lot subdivision projects. These guidelines have very strict requirements, e.g., respecting the existing conditions and characteristics of the surrounding neighborhood. These guidelines may have an impact on the size of the project ultimately allowed. The studies shown here depict MAXIMUM BUILDABLE AREA and do not take into account the guidelines previously mentioned. If the project is subject to approval based on the design guidelines, the project may be required to be REDUCED IN SIZE BY AS MUCH AS 15-20%. Modative, Inc. cannot be held responsible for any future guidelines that may be implemented or any inaccuracies that may be represented in these drawings.

date: 6/11/15
project no: 14017



Motion to support a placement of a cell tower at 2512 S Robertson Blvd. by Verizon

Agenda Item: GB071615-5
Date: July 16, 2015
Proposed By: Terrence Gomes

Background

The applicant is proposing a placement of a cell tower at 2512 S Robertson Blvd. The tower is needed to meet the demands of the service area with not only coverage, but also data demand. The tower will be 54 feet in height, located north of the building on the vacant lot. The equipment facility will be located on the east side of the property with access from the alley.

Proposed Motion

- I. The SORONC supports the application for a cell tower placement at 2512 S Robertson BL Los Angeles, CA 90034 with the following conditions:

Motion to approve with conditions:

1. Posting of 24 hour emergency phone number to Verizon.
2. Verizon to respond to neighbors' concerns within 24 hours and have a written record of all communications.
3. Install monoecalypus tower.
4. Request that the lease to be nullified if the property is sold or developed.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

Considerations

Committee review:
(highly recommended)

Votes For: 5

Against: 0

Amount previously allocated in Committee's working budget: \$NA
(applies to funding motions only)

Arguments for:

Arguments against:

Improved coverage in the area.

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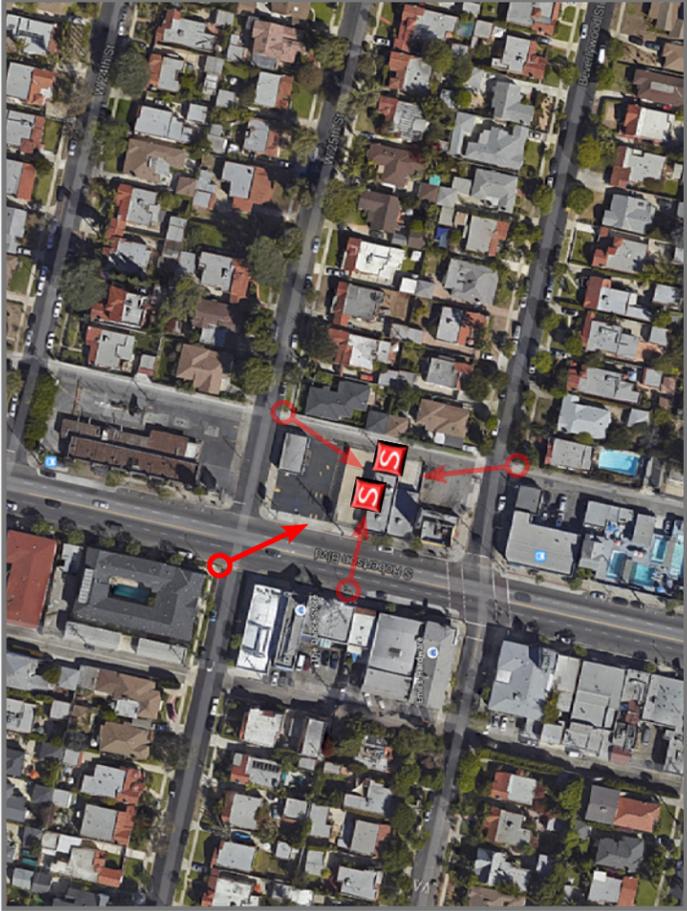


HILLSBORO

2512 SOUTH ROBERTSON BOULEVARD LOS ANGELES CA 90034

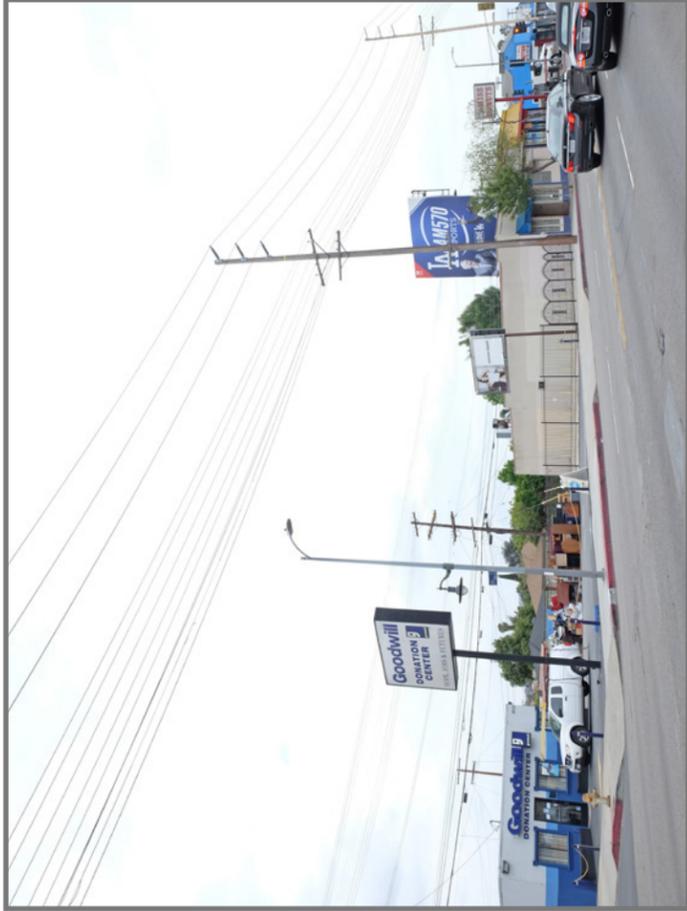


VIEW 1



©2015 Google Maps

LOCATION



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM ROBERTSON BOULEVARD

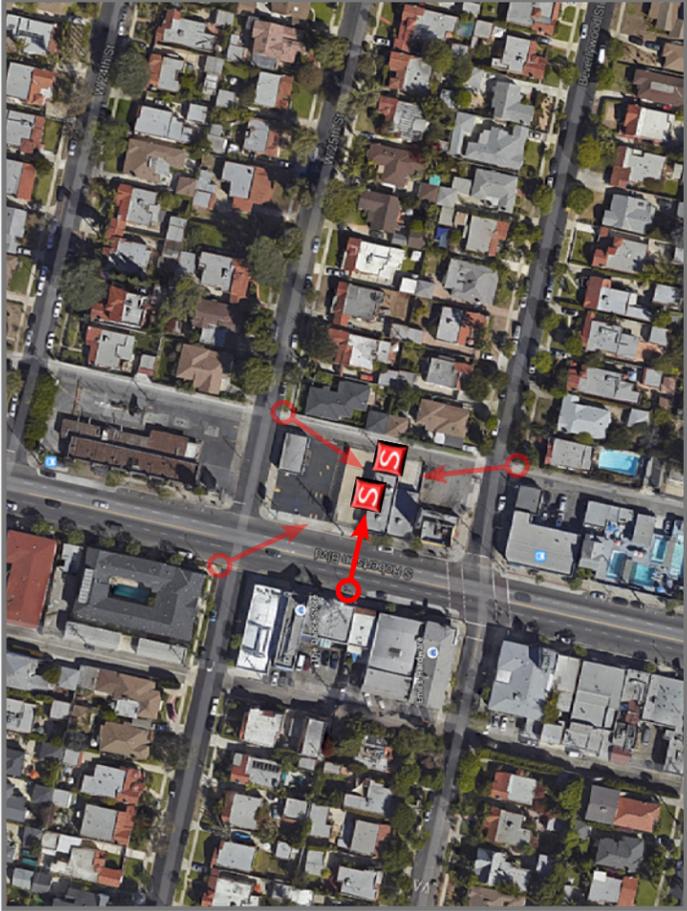


HILLSBORO

2512 SOUTH ROBERTSON BOULEVARD LOS ANGELES CA 90034



VIEW 2



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING EAST FROM ROBERTSON BOULEVARD

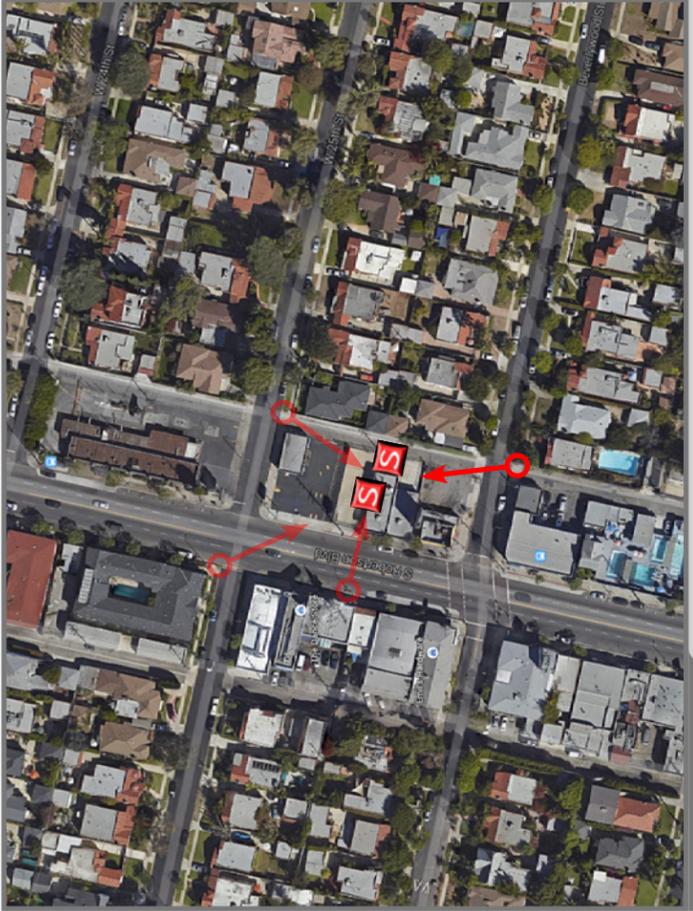


HILLSBORO

2512 SOUTH ROBERTSON BOULEVARD LOS ANGELES CA 90034



VIEW 3



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM BEVERLYWOOD STREET

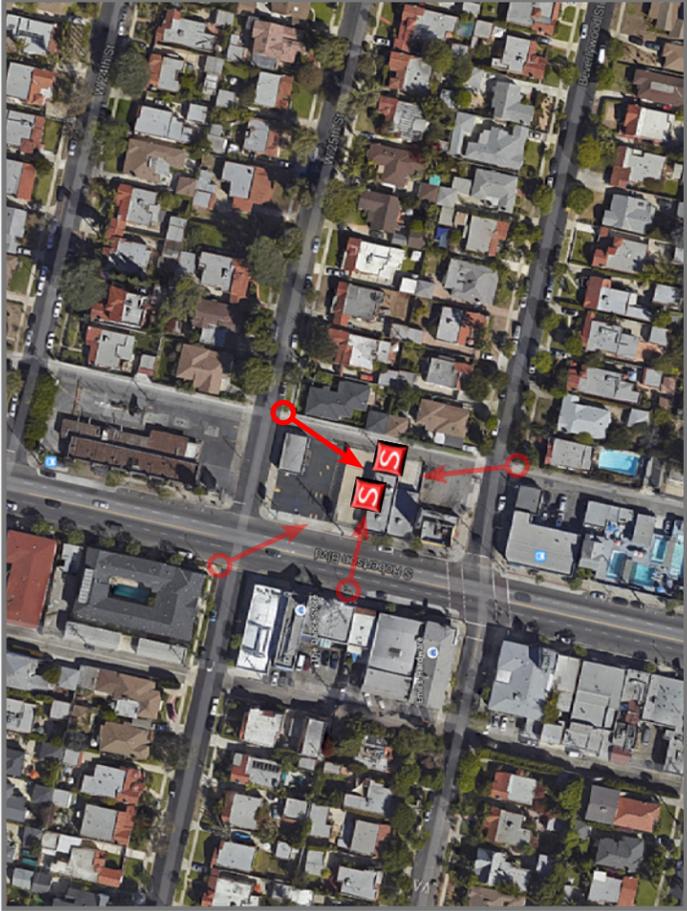


HILLSBORO

2512 SOUTH ROBERTSON BOULEVARD LOS ANGELES CA 90034

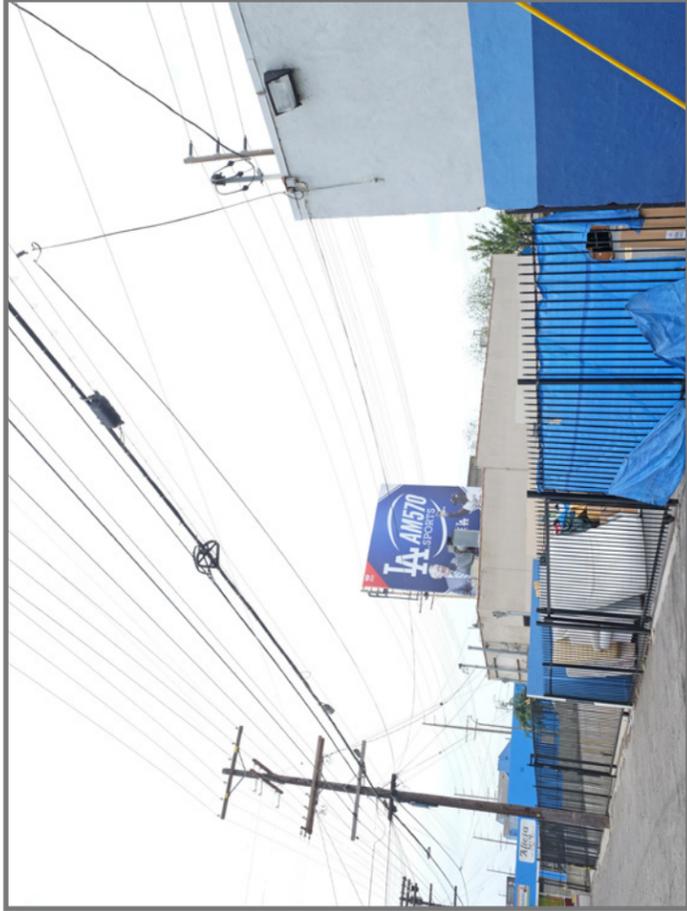


VIEW 4



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM 25TH STREET



Motion to support an SB-1818 5-story, 7-unit apartment building over garage at 8664 Whitworth Dr.

Agenda Item: GB071615-6
Date: July 16, 2015
Proposed By: Terrence Gomes

Background

The applicant is proposing a 5-story, 7-unit apartment building. The property is 6618 sq. feet and the proposed building is 14,900 sq. feet.

The project is proposing 14 parking spaces and 14 are required by code.

All requests are per menu incentive:

1. FAR increase 35%
2. Height increase 35%

Proposed Motion

- I. The SORONC supports the application for the 5-story, 7-unit apartment building located at 8664 Whitworth Drive Los Angeles, CA 90035

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

Considerations

Committee review:
(highly recommended)

Votes For: 5

Against: 0

Amount previously allocated in Committee's working budget: \$NA
(applies to funding motions only)

Arguments for:

Adds additional housing stock for the community.

Arguments against:

Applicant was unable to articulate as to have this project will meet the 25% reduction in water usage mandated by the Governor.

Adequate guest parking was not addressed.

Will remove six affordable rental units that will not be replaced.

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South Robertson Neighborhoods Council

Land Use Committee Worksheet for Meeting on MAY, 5TH, 2015

Case Number: DIR-2014-4735-DB

Hearing Date: 5,7,15

Project Name: PROPOSED 5 STORY, 7 UNITS APARTMENT OVER GARAGE

Project Address: 8664 W WHITWORTH DR.
LOS ANGELES, 90035

Owner/Applicant : Owner Applicant

Name: DR. YOURAM NASSIR

Address 493 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211

Phone Number: _____

E-Mail: DRNASSIR@ACL.COM

Representative of : Owner Applicant

Name: JACQUES MASHIH

Address 8671 WILSHIRE BLVD, STE 610
BEVERLY HILLS CA 90211

Phone Number: (310) 855 0823

E-Mail: WPD@SBCGLOBAL.NET

Description of Project:

Size of Property: 6,614.8 sq. feet

Size of Proposed Building(s): 14,900 sq. feet

Proposed Use of Property:

5 STORY, 7 UNITS APARTMENT OVER 1 LEVEL SUBTERRANEAN GARAGE

Known Community Benefit from this proposed use of the property:

Parking Spaces :

Currently on Property: 14 (PROPOSED) Required by Code: 14

Description of what is being requested of this committee that is not By Right:

ALL REQUESTS ARE PER ON MENU INCENTIVE
FOR: 1) FAR INCREASE 35%
 2) HEIGHT INCREASE 35%

Name and ID of all environmental documents prepared to support this project:

Name and contact information of each person who prepared an environmental document:

Name: _____

Address _____

Phone Number: _____

E-Mail: _____

Notice to Applicants:

All information must be submitted to the Land Use Committee 14 days prior to the meeting in electronic form in order to be considered. In the event of non compliance the committee will carry the item over to the next scheduled meeting. Submit documentation to : Land Use@Soronc.org.



Motion to support an SB-1818 5-story, 23-unit apartment building over garage at 1021 Shenandoah

Agenda Item: GB071615-7
Date: July 16, 2015
Proposed By: Terrence Gomes

Background

The applicant is proposing a 5-story, 23-unit apartment building. The property is 14,107 sq. feet and the proposed building is 24,900 sq. feet.

The project is proposing 45 parking spaces and 45 are required by code.

All requests are per menu incentive:

1. FAR increase 35%
2. Height increase 35%

Proposed Motion

- I. The SORONC supports the application for the 5-story, 23-unit apartment building located at 1021 Shenandoah Los Angeles, CA 90035

Considerations

Committee review:
(highly recommended)

Votes For: 5

Against: 0

Amount previously allocated in Committee's working budget: \$NA
(applies to funding motions only)

Arguments for:

Adds additional housing stock for the community.

Arguments against:

Applicant was unable to articulate as to have this project will meet the 25% reduction in water usage mandated by the Governor.

Adequate guest parking was not addressed.

Will remove six affordable rental units that will not be replaced.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

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South Robertson Neighborhoods Council

Land Use Committee Worksheet for Meeting on MAY, 7TH, 2015

Case Number: DIR-2014-4728-DB Hearing Date: 5/7/15

Project Name: PROPOSED 5 STORY, 23 UNIT APARTMENT OVER GARAGE

Project Address: 1021-1025 SHENANDOAH,
LOS ANGELES, 90035

Owner/Applicant : Owner Applicant

Name: MARMAR FONTG LLC / DR. YOURAM NASSIR

Address 493 S. ROBERTSON BLVD
BEVERLY HILLS, CA 90211

Phone Number: (310) 275 2211

E-Mail: MM@MARMARGROUP.COM

Representative of : Owner Applicant

Name: JACQUES MASHIHI

Address 8671 WILSHIRE BLVD STE 610
BEVERLY HILLS CA 90211

Phone Number: (310) 855 0823

E-Mail: WIPD@SBCGLOBAL.NET

Description of Project:

Size of Property: 14,107 sq. feet

Size of Proposed Building(s): _____ sq. feet

Proposed Use of Property:

5 STORY - 23 UNITS APARTMENT.

Known Community Benefit from this proposed use of the property:

Parking Spaces :

Currently on Property: 45^(proposed) Required by Code: 45

Description of what is being requested of this committee that is not By Right:

ALL REQUEST ARE PER DN MENU INCENTIVE
FOR:
1. FAR INCREASE 35%
2. ACIT " 35%

Name and ID of all environmental documents prepared to support this project:

Name and contact information of each person who prepared an environmental document:

Name: _____

Address _____

Phone Number: _____

E-Mail: _____

Notice to Applicants:

All information must be submitted to the Land Use Committee 14 days prior to the meeting in electronic form in order to be considered. In the event of non compliance the committee will carry the item over to the next scheduled meeting. Submit documentation to : Land Use@Soronc.org.



Motion to support an SB-1818 5-story, 19-unit apartment building over garage at 1055 S. Corning St.

Agenda Item: GB071615-8

Date: July 16, 2015

Proposed By: Jon Liberman

Background

The applicant is proposing a 5-story, 19-unit apartment building. The property is 11,057 sq. feet and the proposed building is 28,328 sq. feet.

The project is proposing 43 parking spaces and 38 43 are required by code.

All requests are per menu incentive:

1. FAR increase 35%
2. Height increase 35%

Proposed Motion

- I. The SORONC supports the application for the 5-story, 19-unit apartment building located at 1055 S. Corning St., Los Angeles, CA 90035

Considerations

Committee review:
(highly recommended)

Votes For: 5

Against: 0

Amount previously allocated in Committee's working budget: \$NA
(applies to funding motions only)

Arguments for:

Adds additional housing stock for the community.

Arguments against:

Applicant was unable to articulate as to have this project will meet the 25% reduction in water usage mandated by the Governor.

Adequate guest parking was not addressed.

Will remove six affordable rental units that will not be replaced.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

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South Robertson Neighborhoods Council
Land Use Committee Worksheet for Meeting on July 7th, 2015

Notice to Applicants: All documents, including worksheet and drawings, must be submitted *electronically* to the Land Use Committee *at least 14 days prior to the meeting*. Non-compliance will result in your submission being *automatically* carried forward to the next regularly scheduled meeting where the committee has the data for at least 14 days. Submit all documentation to LandUse@Soronc.org.

Case Number: DIR-2014-4771-DB Hearing Date: No hearing required

Project Name: PROPOSED 19 UNIT APARTMENT OVER 1 1/2 LEVEL GARAGE
Project Address: 1055-1057 S Corning St

Owner [] Applicant
Name: Lenmar Corning LLC
Address: 493 S Robertson Blvd, Beverly Hills, CA 90211
Phone #: 310.275.2211 E-Mail: _____

Representative of the [] Owner Applicant
Name: Jacques Mashih - West Pacifica Design Construction
Address: 8671 Wilshire Blvd, suite 610, Beverly Hills, CA 90211
Phone #: 310.855.0823 E-Mail: wpd@sbcglobal.net

1. **Description of what is being requested of this Committee that is *not* "By Right":**
The applicant is requesting for two Density Bonus On-Menu Incentives for an additional story of height and 35% additional floor area.

2. **Description of Project:**
(a.) Size of Property 11,057 sq. ft.
(b.) Size of Proposed Building(s) 28,328 sq. ft.
If the proposed building is larger than the "By Right" allowable size, please provide us with the following:
(c) "By Right" allowable building size/area 22,225 sq. ft.
(d) Additional area requested 6,103 sq. ft.
(e) Rational for requesting the additional area: To off-set costs of providing affordable housing in accordance with pre-set standards of Density Bonus ordinance.

3. **Proposed Use of Property: (include why if different from property zoning)** _____
Construction of a 5-story residential building consisting of 19 units .

4. **Describe the Community Benefit from your proposed use of the property:** _____
The demolition of the existing under-performing residential buildings with a new well-designed building with a robust landscape program will enhance the neighborhood character and pedestrian experience.

5. **Parking Spaces :** (a) ^{Proposed} ~~Currently~~ on Property 43 (b) Required by code 38 + 5 GUESTS
Of which: (c) the actual spaces 17 are standard spaces, 24 are compact spaces and 2 are handicap spaces 19 tandem spaces creating 38 STALLS + 5 GUEST

6. **Trash enclosure and loading dock:** Trash Enclosure Yes [] No, size _____
Loading Dock [] Yes. No, size _____
Additional notes: In subterranean parking within a dedicated room.

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:** There is a robust open space and landscape program, the design of the building features articulation that is more exagurated than the majority of the buildings on the block and every effort was made to maximize parking efficiency to provide more than required.

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** _____

10. **Additional Coments:**
The environmental that is being prepared by the Planning Department.



Motion to support an SB-1818 5-story, 20-unit apartment building over garage at 1220 S. Bedford St.

Agenda Item: GB071615-6
Date: July 16, 2015
Proposed By: Terrence Gomes

Background

The applicant is proposing a 5-story, 20-unit apartment building. The property is 12,794 sq. feet and the proposed building is 33,438 sq. feet.

The project is proposing 40 parking spaces and 43 are required by code.

All requests are per menu incentive:

1. FAR increase 35%
2. Height increase 35%

Proposed Motion

- I. The SORONC supports the application for the 5-story, 20-unit apartment building located at 1220 S. Bedford St., Los Angeles, CA 90035

Considerations

Committee review:
(highly recommended)

Votes For: 5

Against: 0

Amount previously allocated in Committee's working budget: \$NA
(applies to funding motions only)

Arguments for:

Adds additional housing stock for the community.

Arguments against:

Applicant was unable to articulate as to have this project will meet the 25% reduction in water usage mandated by the Governor.

Adequate guest parking was not addressed.

Will remove six affordable rental units that will not be replaced.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

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Los Angeles, CA 90035

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South Robertson Neighborhoods Council
Land Use Committee Worksheet for Meeting on June 18, 2015

Notice to Applicants: All documents, including worksheet and drawings, must be submitted *electronically* to the Land Use Committee *at least 14 days prior to the meeting*. Non-compliance will result in your submission being *automatically* carried forward to the next regularly scheduled meeting where the committee has the data for at least 14 days. Submit all documentation to LandUse@Soronc.org.

Case

Number: DIR-2014-4864-DB

Hearing Date: No Hearing

Project Name: _____

Project Address: 1220-1226 S Bedford St

Owner [] **Applicant**

Name: LenMar Bedford LLC

Address: _____

Phone #: 310.275.2211 **E-Mail:** _____

Representative of the **Owner** [] **Applicant**

Name: Jacques Mashihi

Address: 8671 W Wilshire Blvd, Suite 610
Beverly Hills, CA 90211

Phone #: 310.855.0823 **E-Mail:** wpd@sbcglobal.net

1. **Description of what is being requested of this Committee that is *not* "By Right":**
The applicant is requesting for two Density Bonus On-Menu Incentives for an additional story of height and 35% additional floor area.

2. **Description of Project:**
 - (a.) **Size of Property** 12,794 sq. ft.
 - (b.) **Size of Proposed Building(s)** 33,438 sq. ft.If the proposed building is larger than the "By Right" allowable size, please provide us with the following:
 - (c) **"By Right" allowable building size/area** 25,094 sq. ft.
 - (d) **Additional area requested** 98,344 sq. ft.
 - (e) **Rational for requesting the additional area:** To off-set costs of providing affordable housing in accordance with pre-set standards of Density Bonus ordinance.

3. **Proposed Use of Property: (include why if different from property zoning)** _____
Construction of a 5-story residential building consisting of 20 units .

4. **Describe the Community Benefit from your proposed use of the property:** _____
The demolition of the existing under-performing residential buildings with a new well-designed building with a robust landscape program will enhance the neighborhood character and pedestrian experience.

5. **Parking Spaces :** (a) ^{Proposed} ~~Currently~~ on Property 40 (b) Required by code 38, + 5 GUEST = 43 SPACES
Of which: (c) the actual spaces 19 are standard spaces, 19 are compact spaces and 2 are handicap spaces

6. **Trash enclosure and loading dock:** Trash Enclosure Yes [] No, size _____
Loading Dock [] Yes. No, size _____
Additional notes: In subterranean parking within a dedicated room.

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:** We have provided additional setbacks, the 5th story was stepped back, there is a robust open space and landscape program, the design of the building was modified after feedback from the land use committee and parking efficiency was maximized to get more guest parking.

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** The environmental that is being prepared by the Planning Department.

10. **Additional Coments:**



Motion to support an SB-1818 5-story, 23-unit apartment building over garage at 1416 Beverly Dr.

Agenda Item: GB071615-10

Date: July 16, 2015

Proposed By: Jon Liberman

Background

The applicant is proposing a 5-story, 23-unit apartment building. The property is 14,052 sq. feet and the proposed building is 39,458 sq. feet.

The project is proposing 65 parking spaces and 41 are required by code.

All requests are per menu incentive:

1. FAR increase 35%
2. Height increase 35%

Proposed Motion

- I. The SORONC supports the application for the 5-story, 23-unit apartment building located at 1416 Beverly Dr., Los Angeles, CA 90035

Considerations

Committee review:
(highly recommended)

Votes For: 5

Against: 0

Amount previously allocated in Committee's working budget: \$NA
(applies to funding motions only)

Arguments for:

Adds additional housing stock for the community.

Arguments against:

Applicant was unable to articulate as to have this project will meet the 25% reduction in water usage mandated by the Governor.

Adequate guest parking was not addressed.

Will remove six affordable rental units that will not be replaced.

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

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South Robertson Neighborhoods Council
Land Use Committee Worksheet for Meeting on July 7th, 20 15

Notice to Applicants: All documents, including worksheet and drawings, must be submitted *electronically* to the Land Use Committee *at least 14 days prior to the meeting*. Non-compliance will result in your submission being *automatically* carried forward to the next regularly scheduled meeting where the committee has the data for at least 14 days. Submit all documentation to LandUse@Soronc.org.

Case

Number: DIR-2014-4782-DB

Hearing Date: No hearing required

Project Name: _____

Project Address: 1416-1420 S Beverly Dr
□ _____

Owner [] **Applicant**

Name: Markowitz/Nassir

Address: 493 S Robertson Blvd, Beverly Hills, CA 90211

Phone #: 310.275.2211

E-Mail: _____

Representative of the [] **Owner** **Applicant**

Name: Jacques Mashihhi - West Pacifica Design Construction

Address: 8671 Wilshire Blvd, suite 610, Beverly Hills, CA 90211

Phone #: 310.855.0823 **E-Mail:** wpd@sbcglobal.net

1. Description of what is being requested of this Committee that is *not* "By Right":
The applicant is requesting for two Density Bonus On-Menu Incentives for an additional story of height and 35% additional floor area.

2. Description of Project:

(a.) Size of Property 14,052 sq. ft.

(b.) Size of Proposed Building(s) 39,458 sq. ft.

If the proposed building is larger than the "By Right" allowable size, please provide us with the following:

(c) "By Right" allowable building size/area 29,598 sq. ft.

(d) Additional area requested 9,860 sq. ft.

(e) Rational for requesting the additional area: To off-set costs of providing affordable housing in accordance with pre-set standards of Density Bonus ordinance.

3. **Proposed Use of Property: (include why if different from property zoning)** _____
Construction of a 5-story residential building consisting of 23 units .

4. **Describe the Community Benefit from your proposed use of the property:** _____
The demolition of the existing under-performing residential buildings with a new well-designed building with a robust landscape program will enhance the neighborhood character and pedestrian experience.

5. **Parking Spaces :** (a) ^{Proposed} ~~Currently~~ on Property 65 (b) Required by code 41
Of which: (c) the actual spaces _____ are standard spaces, _____ are compact spaces and 2 are handicap spaces 29 tandem spaces creating 58 stalls + 5 guest

6. **Trash enclosure and loading dock:** Trash Enclosure Yes [] No, size _____
Loading Dock [] Yes. No, size _____
Additional notes: In subterranean parking within a dedicated room.

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:** There is a robust open space and landscape program, the design of the building is sensitive to the fact that the site is in a transitional zoning block. Parking efficiency is maximized to have much more than required.

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** _____

10. **Additional Coments:**
The environmental that is being prepared by the Planning Department.