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CHIEF ZONING ADMINISTRATOR

**CITY OF LOS ANGELES**  
CALIFORNIA



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MAYA E. ZAITZEVSKY

February 12, 2016

Richard Son (A)(O)  
BIMHF, LLC  
21112 Figueroa Street  
Los Angeles, CA 90745

Brian Okazaki (R)  
2440 Edgewater Terrace  
Los Angeles, CA 90039

CASE NO. ZA 2012-3185  
(VCU)(ZV)(ZAA)(TDR)(1A)  
VESTING CONDITIONAL USE, ZONE  
VARIANCE, ZONING ADMINISTRATOR'S  
ADJUSTMENT TRANSFER OF  
DEVELOPMENT RIGHTS  
Address: 1130 South Hope Street  
Planning Area: Central City  
Zone : [Q]R5-4D  
D. M. : 126A207  
C. D. : 14  
CEQA : ENV-2012-3186-MND  
Legal Description: Subdivision of Block 79  
Ord's Survey, Lot 6

In the matter of the request of Richard Son, an extension of time within which to take advantage of the grant authorized under the above numbered case, please be advised that it has been shown that a delay has been or will be unavoidable due to delays unforeseen. On March 7, 2014, the Appeal of the Central Area Commission, became effective, to permit a 44-room guest hotel, within 500 feet of residential uses.

Therefore, the Administrator hereby grants an extension of time, pursuant to Ordinance No. 182,106 and Chapter 1 of the LAMC, set forth in the above-numbered case within which to start some form of construction work.

This extension of time is to continue for a period of one year from the expiration of the current grant or until March 7, 2018. The Department of Building and Safety is hereby authorized to issue the necessary permits within said additional time, provided that all other conditions of the grant have been met.

DAVID S. WEINTRAUB  
Associate Zoning Administrator  
Telephone No. (213) 482-7077

DSW:VQ:vq

cc: Councilmember Jose Huizar  
Fourteenth District

Application:

**TIME EXTENSION PER CHAPTER 1 OF LAMC**

City of Los Angeles – Department of City Planning

**1. TIME EXTENSION REQUEST**

CASE #: ZA-2012-3185-VCM-ZV PROJECT ADDRESS: 1130 S. HOPE ST.  
ZAA-TDR-1A

DATE OF APPROVAL: 2-20-14 EFFECTIVE DATE OF APPROVAL: 3-7-14

**2. JUSTIFICATION/REASON FOR TIME EXTENSION**

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

SINCE THE DATE OF APPROVAL APPLICANT HAS DILIGENTLY AND IN GOOD FAITH MADE ALL EFFORTS TO SATISFY THE TERMS OF APPROVAL TO SECURE A VALID LADBS PERMIT. COMMON ISSUES RELATIVE TO DESIGN & CONSTRUCTION HAVE MADE IT IMPOSSIBLE TO DO SO IN 2 YRS. APPLICANT IS ON TRACK TO SECURE SUCH PERMITS AND COMMENCE CONSTRUCTION WELL WITHIN THE EXTENDED PERIOD. \*

**3. ADDITIONAL INFORMATION/REQUIREMENTS**

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- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19<sup>th</sup>, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled "By-Right Time Extensions per Ordinance 182,106" (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

\* APPLICANT APPLIES FOR EXTENSION BUT SUBMITS THAT THE CLEAR LANGUAGE OF ORD. 182,106 RESULTED IN A 3-YR TERM TO OBTAIN LADBS PERMIT, AS CASE FILED AFTER 5/19/2012. \*