

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.



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(11)

Address Any Communication To:  
**CENTRAL AREA PLANNING COMMISSION**  
200 North Spring Street, Room 272  
Los Angeles, CA 90012  
(213) 978-1300

**NOTICE OF PUBLIC HEARING**

- x INTERESTED PARTIES
- x ABUTTING PROJECT SITE
- x OWNERS AND OCCUPANTS
- 1: 100-FOOT RADIUS
- x 500-FOOT RADIUS

Concerning property at 1130 S. Hope Street

Case No.: ZA 2012-3185(VCU)(ZV)  
(ZAA)(TDR)

Community Plan: Central City  
Council District No.: 14

Hearing Date: Tuesday, January 28, 2014

Hearing Time: after 4:30 P.M.

Hearing Place: City Hall, Room 1060  
200 North Spring Street  
Los Angeles, CA 90012

The Central Area Planning Commission invites you to attend a hearing regarding the property highlighted above. *The law requires that owners and renters near this site be notified of this hearing.* If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the Zoning Administrator's decision to approve the following:

1. Pursuant to L.A.M.C. Section 12.24-W,24, a Conditional Use to permit a 44-room guest hotel within 500 feet of residential uses;
2. Pursuant to L.A.M.C. Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages within the hotel's restaurant, bars, lounges, roof deck pool area and within the guest rooms;
3. Pursuant to L.A.M.C. Section 12.27, a Variance to permit zero off-street parking in lieu of the four spaces required pursuant to L.A.M.C. Section 12.21-A,4(i);
4. Pursuant to L.A.M.C. Section 12.27, a Variance to allow no loading space in lieu of the requirement for a loading space for a hotel pursuant to L.A.M.C. Section 12.21-C,6;
5. Pursuant to L.A.M.C. Section 12.27, a Variance to permit an open air pool deck as a bar area in lieu of the requirement that such an area be within a completely enclosed building, pursuant to L.A.M.C. Section 12.14-A,1(b)(3);
6. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to allow zero feet along the front, rear and side yards in the lieu of the minimum setbacks required pursuant to L.A.M.C. Sections 12.12-C1,2, and 3, respectively;
7. Pursuant to L.A.M.C. Section 14.5.7, a Director's Determination to allow a Floor Area Deviation to permit an additional 13,000 square feet of floor area in lieu of the maximum permitted; and

8. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

**APPLICANT:** Rick Son, BIMHF, LLC

**APPELLANT:** 1) LUMA Homeowners Association, c/o Frances Langlois, CCAM General Manager & Charles M. Shumaker  
2) EVO Homeowners Association, Gerry Suenram, General Manager & Clare Bronowski  
3) Rachel Tomes, UNITE Here Local 11

**AGENDAS** are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

**TESTIMONY:** Written testimony may be submitted prior to the hearing (see instructions below); however, oral testimony *can only be given at the hearing* and may be limited due to time constraints. Sign language interpreters and assistive listening devices may be provided if you contact our office at least three (3) business days before the hearing.

**FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON SUBMITTING TESTIMONY SEE BELOW**

**DECISION:** The Commission's decision will be based on the merits of the case and the applicable law. *The Commission can consider the entire action even if only a portion has been appealed.* A report of the Commission's action will be mailed upon request after the hearing. Pursuant to Government Code Section 65009(b)(2), any court challenge of the Commission's action may be limited to those issues considered at the public hearing.

**FILE REVIEW:** The complete file, including the determination is available for public inspection in the Commission office, Suite 272, 200 N. Spring Street, Los Angeles, between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1300 several days in advance to assure file availability.

### CORRESPONDENCE AND EXHIBITS

The Commission members are not City employees. They are citizens who have been appointed by the Mayor. They function in a quasi-judicial capacity and therefore, cannot be contacted before the hearing. Any written testimony which you wish them to see *may only* be submitted to our office using the following guidelines:

1. If you wish to submit materials to the Commission for their consideration, they should be received in the Commission office *ten days* prior to the date of the hearing. If Monday is a holiday, they should be received by noon of the preceding Friday.
2. Please provide an **original and nineteen (19) copies (20 sets)** of all correspondence or exhibits (for the file, (9) Commission members, Director of Planning, Chief Zoning Administrator, Associate Zoning Administrator, City Planner, Commission Executive Assistant and City Attorney). All **twenty copies/sets** may be mailed in the same envelope.
3. Correspondence must be on letter size or legal size paper (8 1/2 " x 11" or 8 1/2 " x 14").
4. All oversized exhibits (photos, plans, artists' renderings) must be able to fit in a legal size folder. Therefore, they should be mounted on foldable paper or a file size copy must be provided. Photo exhibits must be mounted on light cardboard or foldable paper.
5. Write the ZA case number on all communications and exhibits (for Parcel Map, Private Street and Certificate of Compliance appeals use the original case number, for Coastal

Development Permit appeals, write the CDP number).

6. **ALL** materials submitted to the Commission become City property and cannot be returned. This includes any correspondence or exhibit used as part of your testimony to the Commission.

***As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.***

