



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Office of Zoning Administration
Date: Wednesday, May 15, 2013
Time: 10:30 A.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Theodore L. Irving, AICP
Phone No.: (213) 978-1366
theodore.irving@lacity.org

Case No.: ZA 2012-3185
(VCU)(ZV)(ZAA)(TDR)
CEQA No.: ENV-2012-3186-MND
Incidental Cases:
Related Cases: N/A
Council No.: 14
Plan Area: Central City
Specific Plan: None
Certified NC: Downtown Los Angeles
GPLU: High Density Residential
Zone: [Q]R5-4D-O
Applicant: BIMHF, LLC
Representative: Urban Strategy Group, LLC
Paul Vizcaino

PROJECT LOCATION: 1130 South Hope Street

PROPOSED PROJECT: The proposed project is the renovation of a vacant 76-room, 3-story apartment building with a full basement into a 60,220 square-foot ten-story, 44 guestroom boutique hotel with a restaurant bar, lounge/club, conference/meeting room, galley spaces, and pool deck. The project involves the demolition of 10,411 square feet of the existing 26,108 square feet building while preserving 15,697 square feet of the structure and masonry facade.

REQUESTED ACTION: The Office of Zoning Administration will consider:
1) Pursuant to L.A.M.C. Section 12.24-W,24, a request 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 request 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 zone 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 zone 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 zone 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 as 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 Ratio increase to 6:1 to permit an additional 13,000 square feet and to provide a public benefit payment in lieu of a transfer of floor area from a donor site;
- 8) Pursuant to L.A.M.C. Section 11.5.7 and Section 12.22-A,30(e), a project permit adjustment to deviate from the Downtown Design Guidelines.

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

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Theodore L. Irving, AICP).

REVIEW OF FILE: ZA 2012-3185(VCU)(ZV)(ZAA)(TDR), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Theodore L. Irving at (213) 978-1366 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

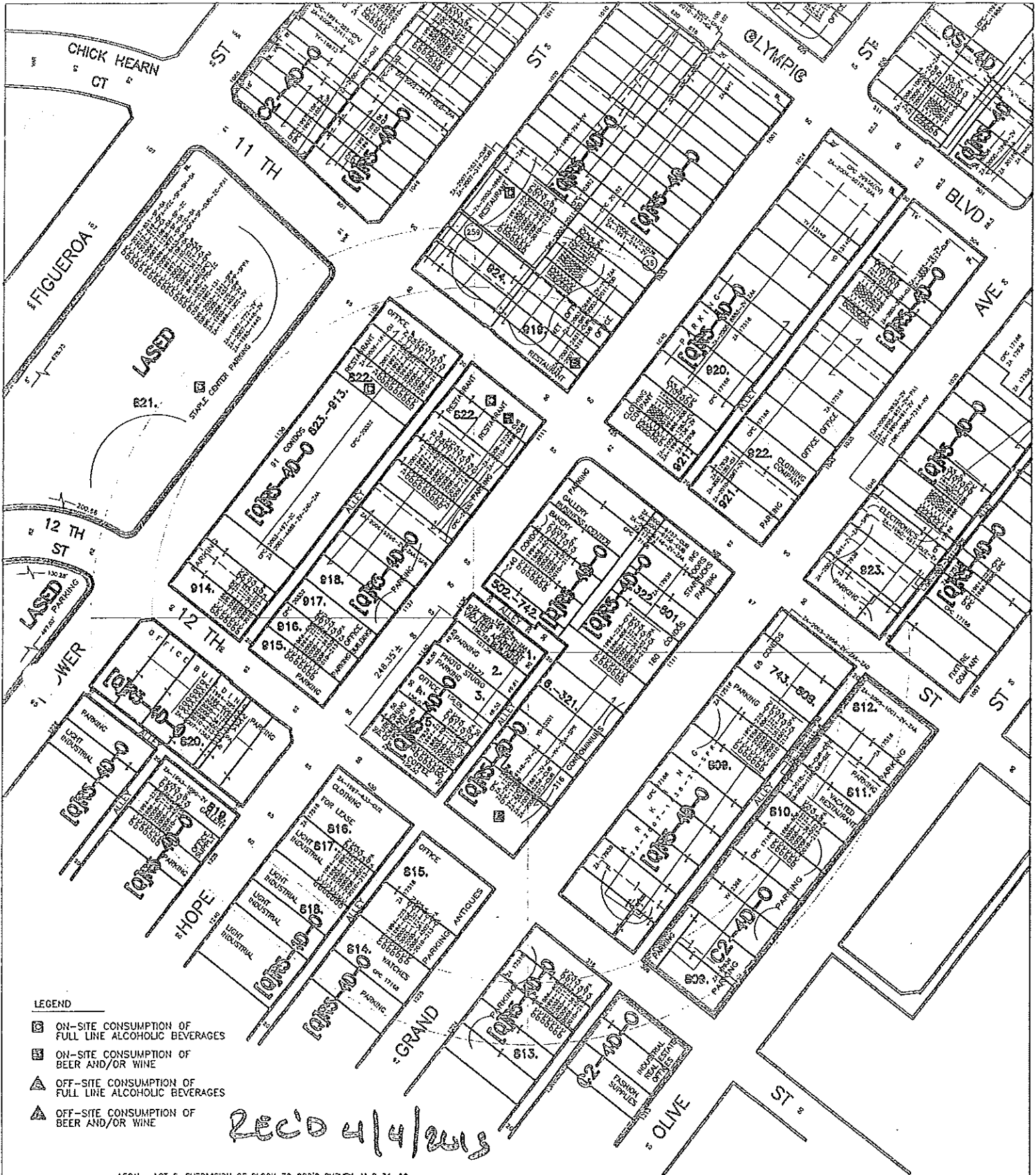
ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos*

servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1349



LEGEND

- ☑ ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- ☑ ON-SITE CONSUMPTION OF BEER AND/OR WINE
- ⚠ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- ⚠ OFF-SITE CONSUMPTION OF BEER AND/OR WINE

REC'D 4/4/2013

LEGAL: LOT 6, SUBDIVISION OF BLOCK 79 ORD'S SURVEY, U R 31-60

<p>NEW T.B. PAGE: 634 GRID: D5</p> <p>C.D. <u>14 - HUIZAR</u> C.T. <u>2079.00</u> P.A. <u>CENTRAL CITY</u></p>	<p>CONDITIONAL USE, ALCOHOLIC BEVERAGES, ZONE VARIANCE, & SITE PLAN REVIEW</p> <p>CAD GRAPHICS BY JPL Zoning Services 8257 Van Nuys Blvd, #101 Van Nuys, CA 91401 (818)781-0016</p>	<p>CASE NO: DATE: 04-03-13 DRAWN BY: JPL ZONING SERVICES D.M. OR CAD: 126A207, 127.5A207 SCALE: 1"=100' USES: FIELD CONTACT PERSON: URBAN DESIGN CENTER PHONE NO: 213-447-9264</p>
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NET ACRES = 0.18 Acres



JPL-7025RM