

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF RESCHEDULED 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
And: ☒ Within a 500-Foot Radius
☐ 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: Associate Zoning Administrator
Date: Wednesday, November 18, 2015
Time: 10:00 AM
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012
Staff Contact: Jane Choi
Phone No.: (213)978-1379
E-mail: jane.choi@lacity.org

Case No.: ZA 2015-1310(CUB)(CUX)(ZV)
CEQA No.: ENV-2015-1311-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14
Plan Area: Central City North
Specific Plan: None
Certified NC: Downtown Los Angeles
GPLU: Heavy Manufacturing
Zone: M3-1-RIO

Applicant: LA 1000 Santa Fe LLC
Representative: Elizabeth Peterson
EPG, Inc.

PROJECT LOCATION: 1000-1004, 1006, 1010, 1012 South Santa Fe Avenue

PROPOSED PROJECT: The project is a change of use from a music recording and rehearsal studio to a private club with a music performance room, public restaurant, bars and lounges, spa and salon, gym, sound recording facilities, film screening room, exhibition kitchen, and rooftop pool and observation deck in the M3-1-RIO Zone. The subject site is currently improved with an existing five story building and attached one story addition, with an open roof and basement. The project will feature a 1,529 square-foot, 71 seat music performance room in the basement; a 13,865 square-foot, 800 seat ground-floor public market, restaurant, bar, and backyard area; a 2,925 square-foot, 39 seat second-floor spa and salon; a 3,868 square-foot, 10 seat third-floor gym area/flexible event space; a 955 square-foot, 39 seat fifth-floor film screening room; a 5,942 square-foot, 267 seat sixth-floor club, music room, restaurant, and bar; a 3,352 square-foot, 197 seat rooftop pool terrace, lounge, and bar; and a 771 square-foot, 49 seat high roof observation deck and lounge.

REQUESTED ACTION: 1. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a private club and restaurant use in the M3-1-RIO Zone;

2. Pursuant to Los Angeles Municipal Code Section 12.24-W,18, a Conditional Use to permit live entertainment and dancing throughout the building in the M3-1-RIO Zone;
3. Pursuant to Los Angeles Municipal Code Section 12.27, a Zone Variance to allow relief from the following:
 - a. Los Angeles Municipal Code Section 12.14-A,1(b)3 to permit the use of non-fully enclosed outdoor rooftop dining and pool in a M3 zone;
 - b. Los Angeles Municipal Code Section 12.21-A,4(m) to reduce the required existing 18 parking spaces on site to 0 parking spaces;
 - c. Los Angeles Municipal Code Section 12.26-E,5 to allow for the provision of 18 parking spaces offsite via lease in-lieu of covenant; and
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program 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 to 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 Case No. ZA 2015-1310(CUB)(CUX)(ZV), Attn.: Jane Choi, Department of City Planning, 200 N. Spring Street, Room 721, Los Angeles, California 90012, or emailed to jane.choi@lacity.org.

REVIEW OF FILE: ZA 2015-1310(CUB)(CUX)(ZV), 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 Jane Choi at (213) 978-1379 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) 978-1308