

CITY OF LOS ANGELES  
CALIFORNIA



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:** Zoning Administrator  
**Date:** Wednesday, July 6, 2016  
**Time:** 11:30 A.M.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Staff Contact:** Jenna Monterrosa  
**Phone No.** (213) 978-1377  
**and Email:** jenna.monterrosa@lacity.org

**Case No.:** ZA-2016-0875(ZV)(CU)(CDO)  
**CEQA No.:** ENV-2016-0873-CE  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 4  
**Plan Area:** Wilshire  
**Specific Plan:** N/A  
**Certified NC:** Mid City West  
**GPLU:** Regional Center Commercial  
**Zone:** QC4-2-CDO; (Q)C4-1-CDO

**Applicant:** Luba Senatorova, Equinox  
**Representative:** Brad Rodenheim/Erika Iverson, Rosenheim & Associates, Inc.

**PROJECT LOCATION:** 5700 – 5780 Wilshire Boulevard

**PROPOSED PROJECT:** The change of use of an approximate 27,621 square-foot general office space to a full-service health and fitness club, with hours of operation Monday through Friday from 7:00 A.M. to 11:00 P.M. and Saturday through Sunday from 7:00 P.M. to 9:00 P.M., all within an existing, approximately 980,000 square-foot office complex.

**REQUESTED ACTION:** The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code Section 12.27, a Zone Variance to permit a health and fitness club with a spa and massage use in the QC4-2-CDO and (Q)C4-1-CDO Zones;
2. Pursuant to LAMC Section 12.24-W.27, a Conditional Use to permit the following deviations from the Commercial Corner Development Regulations and Conditions of Operation:

- a. Hours of operation exceeding the maximum permitted hours of 7:00 A.M. to 11:00 P.M., daily;
  - b. To maintain an existing building height exceeding 45 feet as permitted in LAMC 12.22.A-23(a)(1);
  - c. To maintain existing tandem parking within an existing subterranean parking garage;
  - d. To maintain existing monument and information signs located outside of the landscape-planted areas of the lot; and
  - e. To maintain an existing landscape setback along Curson Avenue that is less than 5 feet in width.
3. Pursuant to LAMC 13.08-E.3, a Community Design Overlay approval that permits one exterior wall sign, storefront alterations, and tenant improvements.
  4. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. On June 7, 2016, a Categorical Exemption, Class 1, Category 22 for the granting or renewal of a variance or conditional use for a non-significant change in use in an existing facility was issued for the 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 or emailed to:

Los Angeles City Planning Department  
Expedited Processing Section  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012  
(Attn: Jenna Monterrosa)  
[jenna.monterrosa@lacity.org](mailto:jenna.monterrosa@lacity.org)

**REVIEW OF FILE:** ZA-2016-0875(ZV)(CU)(CDO), including the application and the environmental assessment, are available for public inspection at the above referenced location between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call Jenna Monterrosa at (213) 978-1377 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) 482-7071\***