

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.

**Hearing By:** Associate Zoning Administrator  
**Date:** Wednesday, November 16, 2016  
**Time:** 12:10 p.m.  
**Place:** Los Angeles City Hall  
200 North Spring Street, Room 1020  
Los Angeles, CA 90012

**Staff Contact:** Lilian Rubio  
**Phone No.:** (213) 978-1840  
Lilian.Rubio@lacity.org

**Case No.:** ZA 2016-2478-ZV-CUB-CUX  
**CEQA No.:** ENV-2016-2442-CE  
**Incidental Cases:** N/A  
**Related Cases:** N/A  
**Council No.:** 14  
**Plan Area:** Central City  
**Specific Plan:** N/A  
**Certified NC:** Downtown Los Angeles  
**GPLU:** Regional Center Commercial  
**Zone:** C2-4D-O-SN  
**Applicant:** New 1060 South Broadway  
LLC, Charles Oakshett  
**Representative:** Elizabeth Peterson Group,  
Inc., Elizabeth Peterson

**PROJECT LOCATION:** 1060 South Broadway (1050-1072 South Broadway)

**PROPOSED PROJECT:** The proposed project is the adaptive reuse conversion of an existing 10-story commercial office building to a 10-story, 160.5-foot in height, 73,430 square-foot 174-room hotel. The project will also include a total of 9,032 square-feet of restaurant use, 4,660 square-feet of lounge area, 1,631 square-feet of event space, portable bars, and 1,631 square-feet of pool deck and spa. The proposed hours of operation are 24 hours daily and alcohol service from 6:00 a.m. to 2:00 a.m. daily.

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

1. Pursuant to Section 12.24-W,1 of the L.A.M.C., a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel with restaurants, lounges, event space, pool deck and spa;

2. Pursuant to Section 12.24-W,18 of the L.A.M.C., a Conditional Use to allow live entertainment and public dancing within the basement restaurant, ground-floor lounge, second floor event space, and rooftop restaurant;
3. Pursuant to Section 12.27 of the L.A.M.C., a Zone Variance to allow an uncovered, rooftop dining with live entertainment and dancing in the C2 Zone; and
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. The project was issued a Categorical Exemption, Class 1, Category 1; Class 1, Category 22; and Class 5, Category 34.

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 the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012](#) (attention: Lilian Rubio) or e-mailed to [Lilian.Rubio@lacity.org](mailto:Lilian.Rubio@lacity.org).

**REVIEW OF FILE:** Case No. **ZA 2016-2478-ZV-CUB-CUX** 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 Lilian Rubio at (213) 978-1840 or e-mail to [Lilian.Rubio@lacity.org](mailto:Lilian.Rubio@lacity.org) 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 or 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) 482-7082\***