



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
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: ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 1140 South Broadway (1138-1142 South Broadway)

Case No. ZA-2018-3288-CUB-SPR-1A
CEQA No. ENV-2018-3289-CE
Held By: Central Los Angeles Area Planning Commission
Date: **August 13, 2019**
Time: **After 4:30 p.m.**
Place: Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Jordann Turner, City Planner
Los Angeles City Hall
200 N. Spring St., Room 763
Los Angeles, CA 90012
Jordann.Turner@lacity.org
(213) 978-1365
apccentral@lacity.org

Council No: 14- Huizar
Related Cases: N/A
Plan Area: Central City
Zone: C2-4D-O-SN
Plan Overlay: Historic Broadway Sign District
Land Use: Regional Center Commercial
TBD
Applicant: Kamran Benji, United Broadway, LLC
Representative: Matthew Hayden, Hayden Planning
Appellant: David Taban, Frontier Holdings West, LLC and Main Fund Associates, LLC
Representative: Alexander Irvine, Irvine & Associates

PROPOSED PROJECT:

The proposed project involves the demolition of an existing commercial building and surface parking lot and the subsequent construction, use, and maintenance of a 15-story, 67,500 square-foot hotel with 139-rooms, and ground floor restaurant/bar with 125 seats and rooftop patio/bar with up to 200 seats. The hotel is proposing limited live entertainment. Proposed hours of operation for the hotel is 24 hours daily. Proposed hours of operation for the restaurant/bar are from 7:00 a.m. to 2:00 a.m., daily.

APPEAL:

An appeal of the May 23, 2019 Zoning Administrator's determination which:

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Sections 15061 and 15305 (Class 32) and there is no substantial evidence

demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;

2. Approve pursuant to Los Angeles Municipal Code Section (LAMC) 12.24 W.1 a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with hotel within a ground floor bar and restaurant, a rooftop patio/bar and within controlled access-cabinets in each of the guestrooms and a Site Plan Review for a development project (hotel) which creates or results in an increase of 50 or more guest rooms; and
3. Approve pursuant to LAMC Section 16.05 E, a Site Plan Review for the construction, use, and maintenance of a project (hotel) containing 50 or more guest rooms.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Executive Assistant.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs,**

materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting). Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.

- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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 services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.