



# Los Angeles City Planning Commission

200 North Spring Street, Room 532, City Hall, Los Angeles, CA 90012 (213) 978-1300

[www.cityofla.org/PLN/index.htm](http://www.cityofla.org/PLN/index.htm)

Date: JAN 11 2006

Council District No. 5

City Council  
Room 395, City Hall

Plan Area: Wilshire

Location: 100 N. La Cienega Blvd.

**CASES: CPC-2005-0532-ZC-HD-CU-CUB-ZV-ZAA-ZAD-SPR (Beverly Connection)**

**APPEAL REQUEST: Appeal of the entire City Planning Commission determination.**

## COMMISSION DETERMINATION:

At its meeting on October 20, 2005, the following action was taken by the City Planning Commission:

1. **Disapproved** the zone change request as filed.
2. **Approved and recommended** that the City Council Adopt a Zone Change from [Q]C2-1VL and [Q]C1.5-1VL to (T)(Q)C2-1, subject to conditions of approval.
3. **Approved and recommended** that the City Council Adopt a Height District Change.
4. **Approved** the requested Conditional Use to permit 633,345 square feet of building floor area over two contiguous lots resulting in a unified development with a floor area ratio (FAR) of 1.5 to 1.
5. **Approved** the requested Conditional Use to permit deviations from the Commercial Corner Development regulations as follows: 1) restaurant uses to operate between the hours of 6:00 am and 11:00 pm on Sundays through Thursdays, and 6:00 am to 1:00 am on Fridays and Saturdays; 2) to maintain an existing grocery store to operate 24 hours per day; 3) to permit less than 50 percent transparent glazing on the exterior walls and doors of the ground floor containing non-residential uses that front on Beverly Boulevard; 4) to allow tandem parking spaces on the roof level of the parking structure for reserved employee parking, and for a limited annual basis during the winter holidays for public use; 5) to permit existing pole signs to remain; 6) to permit portions of existing and proposed development to include less than the minimum 5-foot wide planted area along all street frontages; subject to conditions of approval.
6. **Approved** the requested Conditional Use height deviations from the Commercial Corner Development regulations as follows: 1) to permit a building height of 111 feet with a rooftop activity room up to 119 feet, 6 inches, and an elevator shaft up to 127 feet, 6 inches on the subject property for the mixed use residential condominium; 2) to permit a building height of 80 feet and an elevator shaft up to 95-feet for a mixed use senior assisted living building, 3) to permit architectural projections extending up to 30 feet above the existing commercial buildings for a total height of 75 feet; subject to conditions of approval.
7. **Approved** the requested Conditional Use to permit the continued sale of alcoholic beverages at seven (7) establishments, and one additional restaurant to serve a full line of alcoholic beverages on-site, for a maximum of eight (8) establishments, subject to conditions of approval.
8. **Disapproved without prejudice**, a zone variance to permit early construction of buildings in conjunction with the approval of the Vesting Tentative Tract map prior to the recordation of a final tract map.
9. **Approved** an adjustment to permit a 0-foot side yard on Third Street for the initial 45-feet in height of the 6-story mixed-use assisted living building, and to permit a 10-foot separation between the proposed residential condominium/mixed use building and an adjacent commercial building, subject to conditions of approval.
10. **Approved** a Determination to permit the shared parking of a total of 1,332 on-site parking spaces between all of the existing and proposed commercial/retail uses on the subject property, subject to conditions of approval.
11. **Approved** Site Plan Review Findings for the subject project.
12. **Adopted** Mitigated Negative Declaration No. ENV-2004-7588-MND.
13. **Adopted** Findings.

APPELLANTS: 1) Beverly Wilshire Homes; Irwin Jules Siegel (Representative)  
2) Harald R. Hahn, President, Burton Way Homeowners Association;  
Dr. Laura Lake (Representative)  
3) Jeffrey M. Jacobberger

APPLICANT: BevCon I, LLC

  
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Gabriele Williams, Commission Executive Assistant II  
City Planning Commission

Attachments: (3) Appeals, Determination letter, File

**Final date to Appeal : JANUARY 9, 2006.**



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Date: **JAN 11 2006**

Council District No. 5

City Council  
Room 395, City Hall

Plan Area: Wilshire

Location: 100 N. La Cienega Blvd.

**CASES: VTT-61125-1A (Beverly Connection)**

**APPEAL REQUEST: Appeal of the entire City Planning Commission determination.**

**COMMISSION DETERMINATION:**

At its meeting on November 10, 2005, the following action was taken by the City Planning Commission:

**Denied the appeal** filed by the Burton Way Homeowners Association.

**Granted the appeals in part** filed by BevCon I, LLC and the Beverly-Wilshire HOA.

**Modified the Deputy Advisory Agency decision**, approving Vesting Tentative Tract Map No. 61125, to permit 62 new residential condominium units and 355,256 square feet of commercial space, subject to modified conditions of approval.

**Modified** the Project Description of the Tentative Tract Map approval.

**Approved** the Conditions of Approval, as modified.

**Adopted** the Findings, as amended.

**Adopted** Mitigated Negative Declaration No. 2004-5580-MND.

**APPELLANTS:** Burton Way Homeowners Association (Harold Hahn); Dr. Laura Lake, Lake & Lake Consulting, Inc.  
Beverly Wilshire Homes Association; Irwin Jules Segel, Rep.

**APPLICANT:** BevCon I, LLC

  
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Gabriele Williams, Commission Executive Assistant II  
City Planning Commission

Attachments: (2) Appeals, Determination letter, File

**Final date to Appeal** : November 21, 2005