

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

February 5, 2020

Kamran Benji (A)(O)
United Broadway, LLC
6300 Wilshire Boulevard
Los Angeles, CA 90048

Matthew Hayden (R)
Hayden Planning
10008 National Boulevard, Unit 229
Los Angeles, CA 90034

CASE NO. ZA-2018-3288-CUB-SPR
LETTER OF SUBSTANTIAL CONFORMANCE
1140 South Broadway (1138-1142 South
Broadway)
Central City Planning Area
Zone : C2-4D-O-SN
C.D. : 14 – Huizar
D.M. : 126A209
CEQA : ENV-2018-3289-CE
Legal Description: Lots 28 and 29, Tract 2289

On May 23, 2019, pursuant to Los Angeles Municipal Code Section (L.A.M.C.) 12.24-W, 1, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new hotel's ground floor restaurant and lobby bar, a rooftop bar and within controlled access-cabinets in each of the guestrooms; and, pursuant to Section 16.05 of the L.A.M.C. the Zoning Administrator approved Site Plan Review for a development project (hotel) which creates or results in an increase of 50 or more guest rooms. The Zoning Administrator's determination was appealed to the Central Area Planning Commission and the Area Planning Commission failed to act. On October 4, 2019 the Central Area Planning Commission advised that the Zoning Administrator's approval was final.

The conceptual plans approved by the Zoning Administrator consist of a 14-story hotel with a roof-top deck and accessory uses. As designed, the ground floor through the fourth floor are constructed to the front, side and rear property lines. The fourth level contains an outdoor garden deck along the rear that is open to the sky and functions similar to a podium. The fourth through fourteenth floors consist of a tower containing guest rooms with a roof-top pool deck above. The tower is generally constructed to the front and side property lines but is setback from the rear property line (around the fourth floor deck that is open to the sky). The parking garage and loading area are accessible from an adjoining substandard 12-foot wide alley to the rear of the site.

On December 20, 2019, the applicant submitted plans for plan check review with the Department of Building and Safety (PCIS No. 19010-10000-05938. The applicant made a slight revision to the ground floor plan by providing an approximately 4-foot wide setback along the ground floor of the rear property line adjoining the alley. The revised plans allow for better alley circulation and access. On February 3, 2020, the applicant filed a miscellaneous permit clearance application seeking clarification and confirmation that the

minor revision to the plans are still in substantial conformance to the previously approved set of plans stamped Exhibit 'A'. The applicant submitted updated floor plan (Sheet 7) and updated building sections (Sheet A3.1-1) depicting the rear yard setback.

A review of the revised plans show that the building envelope and height are essentially the same as the approved plans. While the ground floor will now provide a setback along the rear property line, the second through fourth levels remain unchanged and will cantilever over the ground floor setback to the property line consistent with the approved plans. The updated building section shows a 20' high clearance is provided from the ground to the second floor along the rear setback to accommodate adequate clearance for commercial vehicles within the alley. The location of the tower remains the same and all design elements and design features remain unchanged. No changes or modifications are requested to any of the conditions of the grant.

The Zoning Administrator finds that the revised plans remain in substantial conformance to the original approved plans stamped Exhibit 'A' and attached to the Zoning Administrator's May 23, 2019 determination (which consisted of 23 sheets). The attached floor plan stamped "Revised Exhibit A" and number Page 5.5 of 23 shall supersede and replace Page 5 of 23 of the original approved Exhibit 'A' and the attached building sections stamped "Revised Exhibit A" are hereby added as Page 16.5 of 23 of previously approved Exhibit A.

This is a non-substantive change and all of the previously adopted findings, terms and conditions of Case ZA-2018-3288-CUB-SPR remain unchanged and remain as originally granted. Therefore, issuance of this letter does not change the original Effective Date of the Zoning Administrator's determination of May 23, 2019.



FERNANDO TOVAR
Associate Zoning Administrator

FT:JT:bk

cc: Councilmember Jose Huizar
Fourteenth Council District