

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 21, 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
No. 2**
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 by an aggrieved adjacent property owner to the Central Area Planning Commission and the Area Planning Commission failed to act. The underlying Site Plan Review and Conditional Use entitlements were not further appealable to the City Council and on October 4, 2019 the Central Area Planning Commission advised that the Zoning Administrator's approval was final.

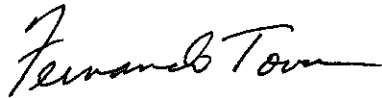
Subsequently, an appeal of the project's environmental clearance (Class 32 Categorical Exemption) was filed by an aggrieved adjacent property owner and the appeal was scheduled before the Planning, Land Use & Management Committee (PLUM) of the City Council on January 14, 2020. The PLUM Committee continued the item to February 11, 2020. The crux of the appeal pertained to the appellant's desire to have the alley along the subject site's frontage widened.

At the January 14, 2020 PLUM Hearing, the applicant voluntarily made a slight revision to the project's ground floor plan by providing an approximately 4-foot wide setback along the ground floor of the rear property line adjoining the alley that allows 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'.

On February 5, 2020, the Zoning Administrator determined that the revised plans were in substantial conformance to the original approved plans stamped Exhibit 'A' attached to the Zoning Administrator's May 23, 2019 determination (which consisted of 23 sheets). The Zoning Administrator amended the previously approved Exhibit 'A' by adding new Pages 5.5 and 16.5 to the previously approved Exhibit 'A'.

At its February 11, 2020 hearing, the PLUM Committee denied the appeal and incorporated additional minor revisions requested by Council District 14 staff to the revised Exhibit 'A'. Specifically, Council District 14 staff requested that no bicycle parking, vehicular parking or loading activities be allowed within the project's rear yard setback along the alley. The applicant has updated the site plan/floor plan showing the bicycle racks have been removed and added a note to the plans indicating that "Parking, Loading and storage of goods is prohibited within the four foot ground floor setback area at alley" consistent with the PLUM Committee's action.

Therefore, Page 5.5 of the revised Exhibit 'A' attached to the Zoning Administrator's February 5, 2020 letter is superseded and replaced by the revised Page 5.5 dated 2/20/20 and attached to this letter. This minor revision 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