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# City of Los Angeles CALIFORNIA



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CITY CLERK

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1079

PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

September 22, 2023

CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV-RDP-SPR-1A  
ZA-2021-9890-ZV-1A  
Council District 14

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED  
PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, October 17, 2023** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following:

**Council file No. 22-1162-S1**

Mitigated Negative Declaration (MND), Erratum, Mitigation Measures, Mitigation Monitoring Program (MMP) and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by UNITEHERE Local 11 (Representative: Jordan Sisson, Law Offices of Gideon Kracov) from the determination of the Los Angeles City Planning Commission (LACPC) in: 1) Approving, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for on-site consumption in conjunction with in-room mini-bars, the ground floor lobby, art studio/gallery and bar, 2nd-3rd floor art gallery, 4th floor art gallery, cafe and bar, and the 13th and 15th floor restaurant and bar all with daily operating hours from 7:00 a.m. to 2:00 a.m. indoors and 7:00 a.m. to 11:00 p.m. outdoors and occasional live entertainment; 2) Approving, pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to permit public dancing in conjunction with the operation of restaurants and/or bars in the C2 Zone; 3) Approving, pursuant to LAMC Section 12.27, a Variance from LAMC Section 12.21 A.4 to allow zero on-site parking spaces in lieu of 56 required parking spaces; 4) Approving, pursuant to LAMC Section 12.28 A, a Zoning Administrator's Adjustment to maintain an existing non-conforming four-foot western side yard setback for the 2nd and 3rd floors of the existing building; to allow a three-foot rear yard setback, in lieu of a 20-foot rear yard setback, for the hotel addition; and allow an 11-foot western side yard setback, in lieu of a 16-foot side yard setback for the new hotel addition on the 5th through 15th floors; 5) Approving, pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance Review for development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO); 6) Approving, pursuant to LAMC Section 16.50, a Site Plan Review for a proposed hotel containing more than 50 guest rooms; for a one-story addition to an existing, 14,910 square-foot, three-story hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five inches and a total floor area of 67,615 square feet, including 15,907 square feet of commercial floor area, including gallery, cafe, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels, the existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition; for the properties located at 2053 – 2059 East 7th Street, subject to Modified Conditions of Approval.

Applicant: Ralph Ziman, 1711 Lincoln LLC.

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.  
Related Case No. ZA-2021-9890-ZV-1A  
Environmental No. ENV-2017-4735-MND

Council file No. 22-1162-S2

Mitigated Negative Declaration (MND), Erratum, Mitigation Measures, Mitigation Monitoring Program (MMP) and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and an Appeal filed by UNITEHERE Local 11 (Representative: Jordan Sisson, Law Offices of Gideon Kracov) from the determination of the Los Angeles City Planning Commission (LACPC) in approving, pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.4 to allow an apartment hotel use with 42 rooms in the M2-2D Zone; for the properties located at 719 - 725 East 5th Street, subject to Modified Conditions of Approval.

Applicant: Ralph Ziman, 1711 Lincoln LLC.  
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.  
Related Case No. CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV-RDP-SPR-1A  
Environmental No. ENV-2017-4735-MND

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file Nos. **22-1162-S1** and **22-1162-S2** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

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| <b>For inquiries about the project, contact City Planning staff:</b> |                |  |
| Oliver Netburn   | (213) 978-1382 | <a href="mailto:oliver.netburn@lacity.org">oliver.netburn@lacity.org</a>           |
| <b>For inquiries about the meeting, contact City Clerk staff:</b>    |                |  |
| Candy Rosales  | (213) 978-1078 | <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a> |

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.