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**Council File Number**

[05-2841](#)

**Title**

100 NORTH LA CIENEGA BOULEVARD / ZONE CHANGE

**Subject**

Communication from the Los Angeles City Planning Commission, dated December 22, 2005, and an ordinance relative to: CASE NO. CPC 2005-0532 ZC-HD-CU-CUB-ZV-ZAA-ZAD-SPR Location: 100 North La Cienega Boulevard Council District: No. 5 Plan Area: Wilshire Request(s): Zone Change-Height District Change-Conditional Use-Zone Variance-Zone Adjustment-Zoning Determination-Site Plan Review Applicant: Richard Ackerman, BEVCON, LLC OLD COUNCIL FILE 90-1491

**Last Change Date**

07/07/2006

**Council District**

5

**Initiated by**

Los Angeles City Planning Commission

**Archive History**

12-23-05 - For ref

12-29-05 - Ref to Planning and Land Use Management Committee

12-29-05 - File to Planning and Land Use Management Committee Clerk

1-12-06 - For ref - Communications from Los Angeles City Planning Commission, dated January 11, 2006, relative to the following:

1. CASE NO. CPC 2005-0532 ZC-HD-CU-CUB-ZV-ZAA-ZAD-SPR (Beverly Connection)

Location: 100 North La Cienega Boulevard

Council District: No. 5

Plan Area: Wilshire

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

APPELLANTS: 1) Beverly Wilshire Homes; Irwin Jules Siegel (Representative)

2) Harold R. Hahn, President, Burton Way Homeowners Association;

Dr. Laura Lake (Representative)

3) Jeffrey M. Jacobberger

APPLICANT: Bevcon I, LLC

Final Date to Appeal: January 9, 2006

2. CASE NO. VTT-61125-1A (Beverly Connection)

Location: 100 North La Cienega Boulevard

Council District: No. 5

Plan Area: Wilshire

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

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

Final Date to Appeal: November 21, 2005

1-12-06 - Ref to Planning and Land Use Management Committee

1-12-06 - File to Planning and Land Use Management Committee Clerk

3-30-06 - For ref - Communications from Los Angeles City Planning Commission, dated March 22, 2006, and an ordinance relative to the following:

CASE NO. CPC 2005-0532 ZC-HD-CU-CUB-ZV-ZAA-ZAD-SPR

Location: 100 North La Cienega Boulevard

Council District: No. 5

Plan Area: Wilshire

APPEAL REQUEST: Appeal of the entire City Planning Commission's corrected determination dated March 1, 2006.

APPELLANT: Burton Way Homeowners Association; Burton Way Foundation & Beverly Wilshire Homeowners Association; Dr. Laura Lake (Representative)

APPLICANT: Bevcon I, LLC

Final Date to Appeal: March 16, 2006

4-20-06 - Set for Planning and Land Use Management Committee on May 16 and in Council May 24, 2006

5-12-06 - Planning and Land Use Management Committee meeting canceled - Continued to June 6, and in Council June 20, 2006

6-6-06 - Planning and Land Use Management Committee Disposition - Grant appeal in part; Deny in part, subject to Conditions

6-15-06 - For ref - Communication from the Planning Department, dated June 14, 2006, relative to a zone change ordinance revision from [Q]C2-1VL and [Q]C1.5-1VL to (T)(Q)C2-1 for property located at 100 North La Cienega Boulevard within the Wilshire Community Plan Area - CPC 2005-0532

ZC-HD-CU-CUB-ZV-ZAA-ZAD-SPR.

6-16-06 - Ref to Planning and Land Use Management Committee - to Committee Clerk

6-20-06 - Council Action - Planning and Land Use Management Committee report ADOPTED, subject to the approval of the Mayor to:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 05-2841 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV 2004-5580 MND].

2. ADOPT the FINDINGS of the City Planning Commission as modified by the Committee, as the FINDINGS of the City Council.

3. RESOLVE TO GRANT IN PART, DENY IN PART APPEALS filed by Beverly Wilshire Homes (BWH) Association, Diana Plotkin (President BWH Association and Representative), and Harald R. Hahn, President, Burton Way Homeowners Association, Inc., Dr. Laura Lake, Representative, from the entire decision of the City Planning Commission, THEREBY APPROVE: (1) Vesting Tentative Tract Map No. 61125 to permit a maximum of 52 residential condominium units (formerly proposed for 62 units), and 355,256 square feet of commercial space, subject to modified conditions of approval and modified findings, for property at 100 North La Cienega Boulevard (project also known as "Beverly Connection") - VTT 61125-1A.

4. RESOLVE TO GRANT IN PART, DENY IN PART APPEALS filed by Beverly Wilshire Homes (Irwin Jules Siegel, Representative), Harald R. Hahn, President, Burton Way Homeowners Association (Dr. Laura Lake, Representative), and Jeffrey M. Jacobberger on behalf of United Neighbors for Responsible Development, from the decision of the City Planning Commission (CPC) Determination (dated December 22, 2005, and Corrected CPC Determination dated March 1, 2006), THEREBY APPROVING the following: (1) Conditional Use Permits; (2) a Zoning Administrator's Adjustment and Determination; (3) the Adopted Mitigated Negative Declaration No. ENV-2004-5580-MND, as noted in Recommendation No. 1 of this Committee report; (4) a Site Plan Review for the proposed Development of a mixed use project involving the renovation of an existing two-story, 358,117 square foot retail center and the addition of two residential components, to consist of 150-unit, four-story senior assisted living facility (formerly proposed for 177-units), resulting in an overall height of 80-feet and elevator shaft up to 95-feet and a 52-unit (formerly 62-unit), 6-story residential condominium building resulting in an overall height of 111 feet with a rooftop activity room up to 119 feet, six inches and an elevator shaft up to 127 feet, six (6) inches. The project includes the reconfiguration of the existing retail space and parking garage, the demolition of the 1,875 seat multiplex movie theatres, the addition of two new retail pads and construction of an on-site pedestrian walkway to provide internal circulation and access to the site from 3rd Street. Within the redeveloped and new retail space (355,256 square feet of commercial space), the project will include a change of use from office to retail uses and 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. Parking will be provided within a new subterranean level, on two surface parking lots, and within an existing five level parking structure including: 1,332 spaces to be shared between existing and proposed retail uses and the capacity to provide parking for 100 additional vehicles on-site by means of a valet parking system; Los Angeles Municipal Code (LAMC) required parking for the senior assisted living units; and LAMC Code required parking for the residential condominiums, plus one-half (½) guest parking space per dwelling unit, on a 423,206 square foot lot located at 100 North La Cienega Boulevard (project also known as "Beverly Connection").

5. PRESENT and ADOPT the accompanying NEW ORDINANCE, approved by the Director of Planning,

effecting the Zone Change from [Q]C2-1VL and [Q]C1.5-1VL to (T)(Q)C2-1, for the proposed development of a mixed use project involving the renovation of an existing, two-story 358,117 square foot retail center and addition of two residential components to be constructed over the existing building, subject to modified Conditions of Approval - Applicant: BEVCON I, LLC - CPC 2005-0532 ZC HD CU CUB ZV ZAA ZAD SPR.

Said rezoning shall be subject to the "Q" Qualified classification zone limitations substantially as shown on the sheet(s) attached to the Committee report.

6. REMOVE the (T) Tentative classification as described in detail on the sheet(s) attached to the Committee report.

7. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.

8. NOT PRESENT and ORDER FILED the ordinance approved by City Planning Commission on October 20, 2005 - Ordinance ADOPTED - Findings ADOPTED - Mitigated Negative Declaration ADOPTED.

6-22-06 - File to Mayor for signature

7-3-06 - File to Calendar Clerk

7-6-06 - File to Planning and Land Use Management Committee Clerk OK

7-7-06 - File in files