

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA**

TUESDAY, MAY 12, 2020 AFTER 4:30 P.M.

(via TELECONFERENCE)

**Meeting presentations will be made available [here \(https://tinyurl.com/CAPCMeeting5-12-20\)](https://tinyurl.com/CAPCMeeting5-12-20)
by May 7, 2020**

Oliver DelGado, President
Vacant, Vice President
Jennifer Barraza Mendoza, Commissioner
Jennifer Chung-Kim, Commissioner
Ilissa Gold, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I
apccentral@lacity.org
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Central Los Angeles Area Planning Commission meeting will be conducted entirely telephonically.

THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Only members of the public who wish to offer public comment to the Central Area Planning Commission should call **1 669-900-9128** and use Meeting ID No. **925 6776 4948** and then press #. Press # again when prompted for participant ID.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon.

Written submissions are governed by Rule 4.3 of the Central Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "Central Los Angeles Area Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to apccentral@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to apccentral@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to apccentral@lacity.org. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1128 or by email at apccentral@lacity.org no later than seven (7) working days prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing azenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "Central". For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

*Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.
Servicios de traducción al español están disponibles, de ser solicitados, en todas las juntas de la comisión.*

1. **DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – April 28, 2020

2. **NEIGHBORHOOD COUNCIL**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apccentral@lacity.org. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to offer public comment to the Central Area Planning Commission should call **+1 669-900-9128** and use Meeting ID No. **925 6776 4948** and then press #. Press # again when prompted for participant ID.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [APCC-2019-6492-SPE](#)
CEQA: ENV-2009-599-EIR-ADD1; SCH No. 2009031002
Plan Area: Central City North

Council District: 1 – Cedillo
Last Day to Act: 05-26-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1457 North Main Street (1435-1465 North Main Street;
114-116 West Sotello Street)

PROJECT DESCRIPTION:

Demolition of an existing two-story structure occupied by a food processing facility and the construction, use, and maintenance of a 123,363 square-foot, six-story mixed-use building with 244 live-work units (50,546 square feet “live” and 33,697 square feet “work”) and 9,829 square feet of additional commercial space. The Project has a maximum height of 86.6 feet, with an average height of 60.8 feet and a Floor Area Ratio (FAR) of 2.19:1 on a 56,454-square foot site (54,103 net square feet after street dedications). The Project provides nine automobile parking spaces, ten motorcycle parking spaces, and 150 bicycle parking spaces. A total of 13,736 square feet of open space is proposed, including a front courtyard, a rear courtyard, and a roof deck. The Project would set aside 1,780 square feet of residential floor area for Extremely-Low income households.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on June 28, 2013, and adopt the Addendum dated March 26, 2020; and
2. Pursuant to Section 11.5.7 of the Los Angeles Municipal Code Section, a Specific Plan Exception from the Limits Table in Chapter 2.1 E of the Cornfield Arroyo Seco Specific Plan to allow a maximum of 41 percent of the Project floor area to be developed with residential multi-family uses, in lieu of the 15 percent maximum as otherwise allowed in the Urban Innovation Zone.

Applicant: Janice Sican, 1457 Main Property, LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

Staff: Michael Sin, City Planning Associate
michael.sin@lacity.org
(213) 978-1345

6. [ZA-2019-2724-ZAD-ZAA-1A](#)
CEQA: ENV-2019-2725-CE
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: **05-28-20**

PUBLIC HEARING REQUIRED

PROJECT SITE: 803-821 East 5th Street

PROPOSED PROJECT:

Exterior and interior improvements to three existing commercial buildings for the Adaptive Reuse to 95 residential dwelling units, a 430 square-foot manager’s office, and 9,210 square feet of commercial floor area. The 95 residential dwelling units will include one manager’s unit and 94 dwelling units set aside as Restricted Affordable for Extremely Low Income households. Proposed commercial uses include general commercial, office, and community services. The Project proposes to provide 10 automobile parking spaces and 63 long term and seven short-term bicycle parking spaces

APPEAL:

An appeal of the January 24, 2020, Zoning Administrator’s determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. Approved, pursuant to Section 12.24 X.1 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator’s Determination to permit the adaptive reuse of three existing commercial buildings for the conversion, use and maintenance of 95 residential dwelling units comprised of one manager’s unit and 94 Restricted Affordable units with 10 parking spaces in the M2 Zone;
3. Approved, pursuant to LAMC Section 12.28, an Adjustment from LAMC and Section 12.22 A.26(i)(1) to allow a minimum floor area of 445 square feet per joint living and working quarter in lieu of 450 square feet required in conjunction with the Adaptive Reuse Project; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Alejandro Martinez, Coalition for Responsible Community Development
Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Appellant: Julia Joseph, Alaska Seafood Company, Incorporated

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

Theodore Irving, Associate Zoning Administrator

7. [**DIR-2019-5826-SPP-1A**](#)
CEQA: ENV-2019-5827-CE
Plan Area: Hollywood

Council District: 4 - Ryu
Last Day to Act: 05-31-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1844 North Alexandria Avenue

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and detached garage and the construction, use and maintenance of a three-story, 10,092 square-foot, four unit residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

APPEAL:

An appeal of the January 29, 2020, Director of Planning’s determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3 – multi-family structures with four or less units), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with conditions, pursuant to Sections 11.5.7 C of the Los Angeles Municipal Code and the Vermont/Western SNAP Specific Plan Ordinance 184,888, a Project Permit Compliance Review for the demolition of an existing single-family dwelling and detached garage and the construction, use and maintenance of a three-story, 10,092 square-foot, four unit residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP Specific Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Adam Ozturk, Hema Padmanabhan
Representative: Ali Ebrahimi

Appellant: Amy Gustincic, on behalf of Los Feliz Improvement Association

Staff: Jason Hernandez, City Planning Associate
jason.hernandez@lacity.org
(213) 978-1276

The next regular meeting of the Central Area Planning Commission
will be held on **Thursday, May 21, 2020 at 4:30 p.m.**

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Reasonable Accommodations Consistent with Federal and State Law and
California Governor's Executive Order N-29-20

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1128 or by email at apccentral@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities,

visit the FCC's Disability Rights Office website.