

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

**TUESDAY, OCTOBER 13, 2020 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be made available <https://tinyurl.com/CentralAPC10-13-20>
by October 10, 2020**

Compliant Day of Submissions will be added to this drive as they are received.

Oliver DelGado, President
Illisa Gold, Vice President
Jennifer Chung-Kim, Commissioner
Maleena Lawrence, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, 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 Area Planning Commission meeting will be conducted entirely telephonically.

CENTRAL AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621- 2489 OR (818) 904-9450. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT <https://planning-lacity-org.zoom.us/j/98083854811> AND USE MEETING ID: 980 8385 4811 AND PASSCODE 552709.

Members of the public who wish to participate in the meeting and offer public comment to the Central Area Planning Commission, can either access the link located above or call **1 (669) 900-9128 or 1 (213) 338-8477** and use Meeting ID No. **980 8385 4811** and then press #. Press # again when prompted for participant ID. Please use passcode **552709**.

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 72 hours 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 con un mínimo de 72 horas de anticipación, 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 – September 22, 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 or 1 213-338-8477** and use Meeting ID No. **980 8385 4811** and **passcode 552709** and then press #. Press # again when prompted for participant ID.

4. **RECONSIDERATIONS**

- a. **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.
- b. **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. **VTT-82420-CN-1A**

CEQA: ENV-2019-4137-CE
Plan Area: Wilshire

Council District: 5 - Koretz
Last Day to Act: 10-17-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 411-439 South Hamel Road

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the merger of five lots into one lot for a maximum of 37 residential condominium units as shown on revised map stamped-dated December 6, 2019. This unit density is based on the R3 Zone.

APPEAL:

An appeal of the September 9, 2020, Deputy Advisory's Agency determination which:

- 1. Determined, based on the whole of the administrative record, that the project is exempt from California Environmental Quality Act (CEQA) Guidelines Article 19, Section 15332 (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; and
- 2. Approved, Vesting Tentative Tract Map No. VTT-82420-CN located at 411-439 South Hamel Road, pursuant to Section 17.06 and 17.15 of the Los Angeles Municipal Code Sections, for the merger of five lots into one lot for a maximum of 37 residential condominium units.

Applicant: CWV-Hamel, LLC
Representative: Eric Liberman, QES Inc.

Appellant: Keith Nakata

Staff: Chi Dang, City Planning Associate
chi.dang@lacity.org
(213) 978-1307

6. **ZA-2017-4610-CU-MCUP-SPR-1A**

CEQA: ENV-2017-3933-CE
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 10-13-20
Continued From: 07-14-20,
05-14-19, 08-27-19,
10-22-19, 12-10-19,
02-11-20, 04-28-20,
07-14-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 949 South Hope Street; (615 West Olympic Boulevard;
950 South Flower Street; 600 West 9th Street)

PROPOSED PROJECT:

Demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial restaurant space (6,699 square feet indoors and 3,311 square feet outdoors). All proposed restaurants would have maximum hours of operation from 7:00 a.m. to 2:00 a.m., daily. The proposed project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces.

APPEAL:

An appeal of the November 7, 2018, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (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 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a transient occupancy residential structure in the R5 Zone;
3. Approved, pursuant to LAMC Section 12.24 S, a 20 percent reduction in parking requirements;
4. Approved, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one proposed restaurant and to allow for the sale and dispensing of beer and wine only for on-site consumption in conjunction with two proposed restaurants, for a total of three restaurants; and,
5. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50 or more residential units.

Applicant: Forest City Southpark Two, LLC
Representative: Todd Nelson, Armbruster Goldsmith & Delvac LLP

Appellant: Norman Racine, Skyline Homeowners Association
Representative: Elizabeth Camacho and Allan Abshez, Loeb & Loeb LLP

Staff: Henry Chu, Associate Zoning Administrator

7. [ZA-2006-5732-CUB-CUX-ZV-PA2-1A](#)
CEQA: ENV-2017-3644-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 10-13-20
Continued From: 09-08-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 6506 West Hollywood Boulevard

PROPOSED PROJECT:

The continued sale of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with the continued operation of an entertainment venue and restaurant (Playhouse Nightclub, Calle Tacos). Proposed hours of operation for the entertainment venue and restaurant will be from 11:00 a.m. to 4:00 a.m., daily.

APPEAL:

An appeal, pursuant to Section 12.24 M of the Los Angeles Municipal Code, of a Zoning Administrator Determination to deny plans to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and to allow patron dancing in conjunction with an existing entertainment venue.

Applicant/Appellant: 6506 Hollywood Holdings, LLC, Matthew A. Portnoff
Representative: DLA Piper LLP, Matthew Nichols

Staff: Courtney Shum, City Planner
courtney.shum@lacity.org
(213) 978-1916

Fernando Tovar, Associate Zoning Administrator

The next regular meeting of the Central Area Planning Commission
will be held on **Tuesday, October 27, 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 **72 hours 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.