

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, DECEMBER 8, 2020 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

**Meeting presentations will be made available <https://tinyurl.com/CentralAPC12-08-20> by December 3, 2020  
Compliant Day of Submissions will be added to this drive as they are received.**

Oliver DelGado, President  
Ilissa Gold, Vice President  
Jennifer Chung-Kim, Commissioner  
Maleena Lawrence, Commissioner  
Adrienne Lindgren, 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

Cecilia Lamas, Commission Executive Assistant  
[apccentral@lacity.org](mailto:apccentral@lacity.org)  
(213) 978-1299

**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/86774483313> AND USE MEETING ID: 867 7448 3313 AND PASSCODE 067501.**

**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 (213) 338-8477 or 1 (669) 900-9128 and use Meeting ID No. 867 7448 3313 and then press #. Press # again when prompted for participant ID. Please use passcode 067501.**

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](mailto: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](mailto: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](mailto: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](mailto: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 agenzized 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 Los Angeles". 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 Minutes – October 13, 2020 and November 10, 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](mailto: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 (213) 338-8477 or 1 (669) 900-9128** and use Meeting ID No. **867 7448 3313** and **passcode 067501** 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. [APCC-2020-537-ZC-CUB](#)  
CEQA: ENV-2014-3707-MND-REC2  
Plan Area: Hollywood

Council District: 13 – O’Farrell  
Last Day to Act: 01-11-21

**PUBLIC HEARING** – Completed October 28, 2020

**PROJECT SITE:** 1523 – 1541 North Wilcox Avenue

**PROJECT DESCRIPTION:**

Use and maintenance of a 190-room hotel with: 1) a 5,087 square-foot ground floor restaurant and 1,020 square foot-outdoor eating area; 2) 2,687 square foot lobby bar; 3) 4,105 square foot rooftop restaurant, bar, and lounge, and a 1,193 square-foot outdoor dining terrace; and 4) 3,118 square-foot pool bar, terrace, and deck. The ground floor restaurant and bar would have operating hours between 6:00 a.m. and 2:00 a.m. daily. The enclosed rooftop restaurant would have operating hours from 7:00 a.m. to 1:00 a.m. daily, and the outdoor rooftop areas would operate between 7:00 a.m. and 12:00 a.m. daily. Live entertainment (including disc jockeys) and amplified music within the lobby bar, and live acoustic (non-amplified) music with up to three musicians and ambient music to complement the dining, bar and/or lounge experience within the Project’s ground floor restaurant and outdoor eating area. The Project would also include a maximum of 24 special events annually.

**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 Mitigated Negative Declaration, No. ENV-2014-3707-MND-REC1 as adopted on September 10, 2015, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from (T)(Q)C4-2D to (T)(Q)C2-2D; and
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 1) 5,087 square-foot ground floor restaurant and 1,020 square foot-outdoor eating area; 2) 2,687 square-foot lobby bar; 3) 4,105 square-foot rooftop restaurant, bar, and lounge, and a 1,193 square-foot outdoor dining terrace; 4) 3,118 square-foot pool bar, terrace, and deck; and 5) within controlled access cabinets in the guest rooms (mini bars). The ground floor restaurant and bar would have operating hours between 6:00 a.m. and 2:00 a.m. daily. The enclosed rooftop restaurant would have operating hours from 7:00 a.m. to 1:00 a.m. daily, and the outdoor rooftop areas would operate between 7:00 a.m. and 12:00 a.m. daily.

**Applicant:** 1541 Wilcox Hotel, LLC.  
Representative: Alfred Fraijo, Jr., Sheppard Mullin Richter & Hampton, LLP.

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

The next regular meeting of the Central Area Planning Commission  
will be held on **Tuesday, December 22, 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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.