

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 27, 2021 AFTER 4:30 P.M.
(via TELECONFERENCE)

Meeting presentations will be made available <https://tinyurl.com/CentralAPC4-27-21> by April 23, 2021
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. Berton, 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
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/85302082017> AND USE MEETING ID: 853 0208 2017 AND PASSCODE 185597.

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. **853 0208 2017** and then press #. Press # again when prompted for participant ID. Please use passcode **185597**.

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 3:00 p.m., Thursday of the week prior to the Commission meeting. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to apccentral@lacity.org. **Day of Hearing Submissions** after 3:00 p.m. on Thursday before the commission meeting up to and including the day of the meeting are limited to 2 written pages including exhibits and must be submitted electronically to apccentral@lacity.org. Photographs do not count toward the page limitation. 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 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>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apccentral.lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

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**

- Advance Calendar
- Commission Requests
- Approval of Minutes – January 12, 2021 and April 13, 2021

2. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

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. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken 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 participate in the meeting and offer public comment to the Central Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call **1 (213) 338-8477 or 1 (669) 900-9128** and use MEETING ID No. **853 0208 2017** then press #. Press # again when prompted for participant ID. You may use passcode: **185597**.

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, consistent 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. [ZA-2020-2164-ELD-SPR-1A](#)

CEQA: ENV-2020-2165-CE

Plan Area: Central City

Council District: 5 – Koretz

Last Day to Act: 05-10-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 825-837 Holt Avenue

PROPOSED PROJECT:

Demolition and removal of the three duplexes and the construction, use and maintenance of an approximately 57,680 square foot Eldercare Facilities development consisting of both assistive living and Alzheimer's/Dementia uses. The proposed Eldercare Facility will contain 80 guest rooms, of which 62 guest rooms will be designated for Assisted Living Care and 18 guest rooms will be designated for Alzheimer's/Dementia Care. The proposed five-story building will have a total FAR of 5.06:1 and have a maximum height of 58 feet.

APPEAL:

Partial appeals of the February 9, 2021, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (In-Fill Development Projects), and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved, pursuant to Section 14.3.1 of the Los Angeles Municipal Code (LAMC), an Eldercare Facility Unified Permit for the construction, use, and maintenance of an Eldercare Facility/Dementia Care Housing in the [Q]R3-1-O Zone;
3. Approved, pursuant to Section 16.05 of the LAMC, a Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units or guest rooms or 50,000 gross square feet or more of nonresidential floor area; and
4. Adopted the Conditions of Approval and Findings.

Specifically, the partial appeals collectively challenge the following:

Condition #8 a—f. – The following deviations have been granted in conjunction with the Eldercare Facility, as shown on plans stamped Exhibit A:

- a. A maximum of 80 guest rooms in lieu of the otherwise permitted 36 guest rooms pursuant to LAMC Section 12.10 C.4;
- b. A maximum Floor Area Ratio (FAR) of 5.06:1 in lieu of the otherwise permitted 3:1 FAR pursuant to LAMC Section 12.21.1;
- c. A maximum building height of 58 feet in lieu of the otherwise maximum 45 feet pursuant to LAMC Section 12.21.1;
- d. A continuous width of the exterior walls fronting Holt Avenue to exceed 40 feet without a change in plane as otherwise required pursuant to Ordinance No. 167,335;
- e. A 10-foot front yard in lieu of the otherwise required 20-foot front yard pursuant to Ordinance No. 167,335;
- f. Six-foot side yards in lieu of the otherwise required eight-foot side yards pursuant to Ordinance No. 167,335; and

Condition #15 – All vendors deliveries shall be restricted between the hours of 7:00 a.m. and 2:00 p.m. daily.

Applicant: Daniel Kianmahd, The Panorama Group, Inc.
Representative: Stephen Kia, Urban Concepts

Appellant No. 1: Nikki Vescovi (839 Holt Townhomes Association), Shelly Lavin,
Kyle Miller, Jeremiah Loeb, Andrea Ward, Erica Goldberg, Angela
Efros and P. Dumican

Appellant No. 2: Cheryl Holstrom

Appellant No. 3: Daniel Sidis
Representative: Joshua Greer, Berger Greer, LLP

Zoning Administrator: Jonathan Hershey

Alexander Truong, City Planning Associate
(213) 978-3308
alexander.truong@lacity.org

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, May 11, 2021 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 TTY-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.