

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JULY 13, 2021 AFTER 4:30 P.M.
(via TELECONFERENCE)

Meeting presentations will be made available <https://tinyurl.com/CentralAPC7-13-21> by June 9, 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/82091400942> AND USE MEETING ID: 820 9140 0942 AND PASSCODE 631394.

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. 820 9140 0942 and then press #. Press # again when prompted for participant ID. Please use passcode 631394.

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 – April 27, 2021, May 11, 2021 and June 22, 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. **820 9140 0942** then press #. Press # again when prompted for participant ID. You may use passcode: **631394**.

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-2020-620-CUB-1A](#)
CEQA: ENV-2020-623-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
**Last Day to Act: 05-16-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 1708 North Las Palmas Avenue (1706-1710 North Las Palmas Avenue and 6679-6687 West Hollywood Boulevard)

PROPOSED PROJECT:

The continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued use and operation of an existing 1,880 square-foot restaurant with live entertainment. The restaurant proposes to have 73 indoor seats. The proposed hours of operation are from 10:00 a.m. to 2:00 a.m., Monday through Friday, and 8:00 a.m. to 2:00 a.m., Saturday and Sunday.

APPEAL:

Partial appeal of the Zoning Administrator's determination dated February 16, 2021, 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 15301, and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies;
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued use and operation of an existing restaurant with live entertainment in the C4-2D-SN Zone; and
3. Adopted the Conditions of Approval and Findings.

Specifically:

Condition #8 - Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an 1,880 square-foot restaurant, from the effective date of this grant, subject to the following limitations:

- a. The hours of operation shall be limited to 10:00 a.m. to 2:00 a.m. Monday through Friday and 8:00 a.m. to 2:00 a.m. Saturday and Sunday.

Condition #24 - Entertainment in conjunction with the restaurant is limited to a live band without amplified sound (acoustic). Amplified ambience music played by restaurant employees to compliment the dining experience, shall be limited to background music at a low volume. Independent, professional, or amateur disc jockeys are not allowed.

Applicant: Adolfo Suaya, What's On Third, LLC
Representative: Michael Gonzales, Gonzales Law Group, APC

Appellant: David Carrera

Staff: Lilian Rubio, City Planning Associate
(213) 978-1840
lilian.rubio@lacity.org

Theodore L. Irving, Associate Zoning Administrator

6. [ZA-2012-1252-CUB-CUX-PA1-1A](#)
CEQA: ENV-2020-2084-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
**Last Day to Act: 07-13-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 6523 West Sunset Boulevard

PROPOSED PROJECT:

The continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing with live entertainment in conjunction with an existing 15,477 square-foot nightclub and events venue with a courtyard totaling 4,397 square feet.

APPEAL:

Partial appeal of the Zoning Administrator’s determination dated March 25, 2021, which:

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 Class 1 (Existing Facilities), and 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 M of the Los Angeles Municipal Code, a Project Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with an existing night club and events venue with a courtyard, in the C4-SD-SN zone; and
3. Adopted the Conditions of Approval and Findings.

Specifically:

Condition #8 - MODIFIED. Should there be a change in the ownership and/or the operator of the business of the property/the nightclub and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning, Development Services Center, in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. Prior to the closing of the escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Zoning Administrator. The new operator shall submit this letter to the Department of City Planning, Development Services Center, within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

Condition #10 - The hours of operation shall be limited to 10 a.m. to 4 a.m. daily, except that the rear patio shall close by 2 a.m. The sale of alcoholic beverages shall be limited from 10 a.m. to 1:45 a.m. as volunteered by the applicant.

After hours use of the facility, other than for routine clean-up and maintenance, is not permitted. The operating hours shall be posted at the entrance of the restaurant and on the menu.

Applicant: Araceli Avellaneda, Diamond Hospitality Group, Inc.
Representative: Maria Impala, Art Rodriguez Associates

Appellant: David Carrera

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

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, July 27, 2021 at 4:30 p.m.**

****Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

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.