

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, NOVEMBER 9, 2021 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

**Meeting presentations will be made available <https://tinyurl.com/Central11-9-21> by November 5, 2021  
Compliant Day of Submissions will be added to this drive as they are received.**

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

Vincent P. Berton, AICP, Director  
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](mailto:apccentral@lacity.org)  
(213) 978-1128

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Central Los Angeles Area Planning Commission's November 9, 2021 meeting will be conducted via telephone and/or videoconferencing.

**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/88555975944> AND USE MEETING ID: 885 5597 5944 AND PASSCODE 504530.**

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. **885 5597 5944** and then press #. Press # again when prompted for participant ID. Please use passcode **504530**.

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 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](mailto: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](mailto: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](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 agenized 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](mailto: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. **[DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE](#)**  
Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

2. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Advance Calendar
- Commission Requests
- Approval of Minutes – October 26, 2021

3. **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](mailto: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.

4. **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. 885 5597 5944 then press #. Press # again when prompted for participant ID. You may use passcode: 504530.

5. **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.

6. **APCC-2020-3957-SPE-SPP-TOC-HCA**

Council District: 13 –

O’Farrell

CEQA: ENV-2020-3958-ND

\*\*Last Day to Act: 11-10-21

Plan Area: Hollywood

**PUBLIC HEARING** – Completed October 22, 2021

**PROJECT SITE:** 1111 North Madison Avenue

**PROJECT DESCRIPTION:**

Demolition of a single-family dwelling and the construction, use, and maintenance of a new five-story with a partial subterranean level, 62-foot in height, 34-unit apartment building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan. The proposed Project would set aside four units (11 percent of the total 34 units and 11 percent of the base 27 units, respectively) as Extremely Low Income units. The Project will include eight residential parking spaces, 17 bicycle parking spaces, and 3,416 square feet of open space. The site is located on a 10,484.29 square-foot lot that would include 19,811 square feet of total floor area with a Floor Area Ratio (FAR) of 2.75:1. The Project will consist of 1,750 cubic yards of cut, 2,050 cubic yards of fill, 300 cubic yards of import, and zero cubic yards of export.

**REQUESTED ACTIONS:**

- 1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-3958-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment.
- 2. Pursuant to Section 12.22 A.31, a 26 percent increase in density, a Floor Area Ratio (FAR) increase to 2.75:1, zero residential parking spaces consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 4 project totaling 34 dwelling units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years, with the following two Additional Incentives:
  - a. Height. A 28-foot, 6-inch increase in height to permit 62 feet of maximum transitional building height in lieu of the maximum 33 feet otherwise permitted in Subarea A;
  - b. Side Yards. Utilization of RAS3 Zone yard requirements per LAMC Section 12.10.5 for projects in a commercially zoned lot;
- 3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance to allow the after-the-fact demolition of a single family dwelling and the construction, use and maintenance of a new 34-unit apartment building, located within Subarea A of the SNAP; and
- 4. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception from Section 7.B of the Vermont/Western SNAP to combine four lots for a total of 10,690.75 square feet in lieu of the otherwise allowed combination of two lots for a total no more than 10,000 square feet.

**Applicant:** Justin Monempour  
Representative: Armin Gharai

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

7. **ZA-2019-7715-ELD-1A**  
CEQA: ENV-2019-7716-CE  
Plan Area: Wilshire

Council District: 5 – Koretz  
\*\*Last Day to Act: 08-30-21

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 843-847 South Sherbourne Avenue

**PROPOSED PROJECT:**

Demolition of the existing multifamily residential use and the construction of an Eldercare Facility, as defined in LAMC Section 12.03. A total of 56 eldercare units would be provided; 48 units for Assisted Living Care Housing and eight units for Alzheimer’s/ Dementia Care Housing. The proposed 32,120 square-foot building would be seven stories and 67 feet tall.

**APPEAL:**

Partial appeal of the June 1, 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, (In-Fill Development), and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies;
2. Approved, pursuant Section 14.3.1 of the Los Angeles Municipal Code (LAMC), an Eldercare Facility consisting of Assisted Living Care Housing and Alzheimer’s/Dementia Care Housing in the [Q]R3-1-O Zone; and
3. Adopted the Conditions of Approval and Findings.

Specifically, the following Conditions of Approval are being appealed:

- 8b. The facility shall be limited to a maximum of 56 units including 48 guest rooms and eight dwelling units in-lieu of the 15 dwelling units or 24 guest room maximums of the R3 Zone;
- 8c. The maximum Floor Area Ratio shall not exceed 4.5:1 in-lieu of the maximum 3:1 of the R3 Zone;
- 8d. The building height shall not exceed 67 feet in-lieu of the 45-foot maximum of the R3 Zone. The measured height of the building may exclude roof structures and equipment, pursuant to Los Angeles Municipal Code, Section 12.21.1 and to the satisfaction of the Los Angeles Department of Building and Safety;
- 8e. The facility may observe a zero-foot rear yard for up to six-feet above grade in conformance to approved Exhibit “A” with a 5-foot safety rail around the patio; and
- 8f. Tandem parking shall be allowed for all parking spaces. An on-site valet attendant is required.

**Applicant:** Dale Seltzer, Daly Property Management Corporation

**Appellant:** Cheryl Holstrom, Sherbourne Eldercare Community Response Team

**Zoning Administrator:** Charles J. Rausch

Renata Ooms, City Planner  
(213) 978-1222  
[renata.ooms@lacity.org](mailto:renata.ooms@lacity.org)

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, November 23, 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](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

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.