

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 12, 2022, 2022 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be made available <https://tinyurl.com/CentralAPC4-12-22> by April 8, 2022
Compliant Day of Submissions will be added to this drive as they are received.**

Ilissa Gold, President
Maleena Lawrence, Vice President
Oliver DelGado, Commissioner
Steve Kang, Commissioner
Adrienne Lindgren, Commissioner

Vincent P. Bertoni, 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
(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 April 12, 2022 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/82215060423> AND USE MEETING ID: 822 1506 0423 AND PASSCODE 916647.

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. 822 1506 0423 and then press #. Press # again when prompted for participant ID. Please use passcode 916647.

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 agendized 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 online 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. **[DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE](#)**
Motion Required. Pursuant to Government Code Section 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), 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

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. 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. 822 1506 0423 then press #. Press # again when prompted for participant ID. You may use passcode: 916647.

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. **ZA-2019-7192-ZAD-1A**
CEQA: ENV-2019-7193-CE
Plan Area: Central City North

Council District: 14 – de Leon
**Last Day to Act: 11-01-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 2345 – 2421 South Santa Fe Avenue

PROPOSED PROJECT:

Rehabilitation and conversion of an existing warehouse located at the rear of the property to joint living and work quarters for artists and artisans with 18 new dwelling units and 24 new on-site parking spaces.

APPEAL:

An appeal of the June 10, 2021 Zoning Administrator’s determination which:

- 1. Determined based on the whole of the administrative record, that the Project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, 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 X.13 of the Los Angeles Municipal Code (LAMC), to permit the conversion of, and a 3,672-square-foot addition to, an existing 20,200-square-foot warehouse building for 18 Joint Living and Work Quarters for artists and artisans within the M3-1-RIO Zone with additional terms and conditions; and
- 3. Adopted the Conditions of Approval and Findings.

Applicant: Art Colony Property, LLC
Representative: Dana A. Sayles, three6ixty

Appellant No. 1: Sylvia Tidwell, Santa Fe Art Colony Tenants Association (SFACTA)

Appellant No. 2: David O’Dell

Zoning Administrator: Jonathan Hershey

Osvaldo Garcia, Planning Assistant
osvaldo.garcia@lacity.org
(213) 978-1218

7. **ZA-2019-7715-ELD-1A**

Council District: 5 – Koretz

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 setback 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

PUBLIC HEARING REQUIRED

PROJECT SITE: 300-370 South Fairfax Avenue; 6300-6370 West 3rd Street;
347 South Ogden Drive

PROPOSED PROJECT:

The Project is the construction and operation of a new mixed-use development within the eastern portion of the existing Town & Country Shopping Center that is currently developed with retail and commercial uses. The proposed development activities would be limited to the eastern portion of the Center and would include the demolition of 151,048 square feet of existing retail uses and the construction of a mid-rise, eight story mixed-use structure with two levels of subterranean parking, for a maximum height of 100 feet. The residential component of the Project would include up to 331 multi-family dwelling units and 83,994 square feet of newly developed commercial space for a total new floor area of 426,994 square feet. The western portion of the Project Site would remain and is not proposed to be demolished, altered, or developed as part of the Project. Including the existing 63,688 square feet of commercial and retail uses to remain, the Project Site would result in 147,682 square feet of commercial retail space, and a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1.

APPEAL:

Two Appeals of the February 8, 2022, Planning Director's determination which:

1. Found that pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Director of Planning has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2018-2771-EIR (SCH No. 2019029111) dated February 2021, and the Final EIR, dated December 2021 (3rd and Fairfax Mixed-Use Project EIR), as well as the whole of the administrative record, and Certified the following:
 - a. The 3rd and Fairfax Mixed-Use Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The 3rd and Fairfax Mixed-Use Project EIR was presented to the Director of Planning as a decision-making body of the lead agency; and
 - c. The 3rd and Fairfax Mixed-Use Project EIR reflects the independent judgment and analysis of the lead agency.Adopted all of the following:
 - a. The related and prepared 3rd and Fairfax Mixed-Use Project Environmental Findings; and
 - b. The Mitigation Monitoring Program prepared for the 3rd and Fairfax Mixed-Use Project EIR.
2. Approved with conditions, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a project which will result in an increase of more than 50 dwelling units; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Tom Warren, NASH-Holland, 3rd & Fairfax Investors, LLC
Representative: James Pugh, Sheppard, Mullin, Richter & Hampton, LLP

Appellant No. 1: Park La Brea Impacted Residents Group (Barbara Gallen)
Representative: Kristina Kropp, Luna & Glushon

Appellant No. 2: Supporters Alliance for Environmental Responsibility
Representative: Brian Flynn, Lozeau Drury, LLP

Staff: William Lamborn, City Planner

(213) 847-3637
william.lamborn@lacity.org

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, April 26, 2022 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

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.