

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**TUESDAY, MAY 10, 2022, 2022 AFTER 4:30 P.M.**  
**(via TELECONFERENCE)**

Meeting presentations will be made available <https://tinyurl.com/CentralAPC5-10-22> by May 6, 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  
(213) 978-1128  
[apccentral@lacity.org](mailto:apccentral@lacity.org)

**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 May 10, 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/81867565778> AND USE MEETING ID: 818 6756 5778 AND PASSCODE 091323.**

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. 818 6756 5778 and then press #. Press # again when prompted for participant ID. Please use passcode 091323.

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 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](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 en 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**
  - Items of Interest
  - Advance Calendar
  - Commission Requests
  - Approval of Minutes – January 11, 2022, February 22, 2022 and March 8, 2022
  
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. 818 6756 5778 then press #. Press # again when prompted for participant ID. You may use passcode: 091323.

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. **DIR-2020-3656-SPR-1A**  
CEQA: ENV-2020-3657-CE  
Plan Area: Central City

Council District: 14 – de León  
\*\*Last Day to Act: 04-26-22  
Continued From: 03-08-22,  
04-26-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1130 South Hope Street

**PROPOSED PROJECT:**

A new 112 guest room hotel with 528 square feet of ground floor retail uses.

**APPEAL:**

Appeal of the November 17, 2021, Planning Director’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 Article 19 (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 with conditions, pursuant to Section 16.05 E of the Los Angeles Municipal Code, a Site Plan Review for a new 112 guest room hotel with 528 square feet of ground floor retail uses; and
- 3. Adopted the Conditions of Approval and Findings.

**Applicant:** Hope Street 1, LLC  
Representative: Dana A. Sayles, three6ixty

**Appellant No. 1:** Evo Homeowners Association c/o Luc Sasseville  
Representative: Sheri Bonstelle, Jeffer Mangels Butler Mitchell LLP

**Appellant No. 2:** Peter Toumasis, Luma Homeowners Association  
Representative: Sheri Bonstelle, Jeffer Mangels Butler Mitchell LLP

**Staff:** Eric Claros, City Planner  
(213) 202-5448  
[eric.claros@lacity.org](mailto:eric.claros@lacity.org)

7. [DIR-2021-9072-TOC-SPR-HCA-1A](#)  
CEQA: ENV-2021-9073-CE  
Plan Area: Wilshire

Council District: 10 – Wesson  
\*\*Last Day to Act: 06-07-22

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 603, 603 ½ and 605 South Mariposa Avenue

### **PROPOSED PROJECT:**

A partial appeal of the March 10, 2022, a Planning Director'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, Article 19, 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 with conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), an 80 percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two incentives for a Tier 4 project totaling 92 dwelling units, reserving a minimum of 11 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years;
  - a. Yard/Setbacks. Utilization of the yard setback requirements of the RAS3 Zone for a project in a commercial zone; and
  - b. Open Space. A maximum reduction of 25 percent in open space, in lieu of 9,200 square feet otherwise required.
3. Approved with conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use, and maintenance of a new residential development that results in an increase of 50 or more residential dwelling units; and
4. Adopted the Conditions of Approval and Findings.

**Applicant:** Kayte Edson, 603 South Mariposa QOZB, LLC  
Representative: Jonathan Yang, Irvine & Associates, Inc.

**Appellant:** Enrique Velasquez, Coalition for an Equitable Westlake MacArthur Park

**Staff:** Sarahi Ortega, City Planning Associate  
[sarahi.ortega@lacity.org](mailto:sarahi.ortega@lacity.org)

The next regular meeting of the Central Los Angeles Area Planning Commission  
will be held on **Tuesday, May 24, 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](https://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 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.