

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, DECEMBER 13, 2022 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

**Meeting presentations will be available here <https://tinyurl.com/CentralAPC12-13-22> by December 9, 2022.  
Compliant Day of Meeting 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](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 December 13, 2022 meeting will be conducted via telephone and/or videoconferencing.

**CENTRAL LOS ANGELES 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/89514811248> AND USE MEETING ID: 895 1481 1248 AND PASSCODE 163601.**

Members of the public who wish to participate in the meeting and offer public comment to the Central Area Los Angeles Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 895 1481 1248** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 163601**.

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 Los Angeles Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About," "Commissioners," "Area Planning Commissions," "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 three working days (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 Area Planning Commission." 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), (e)(3)(A), and (e)(3)(B)(i), a determination that the 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

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 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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 895 1481 1248** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 163601**.

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, consistently 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-2017-1083-MCUP-SPP-SPR-1A**

CEQA: ENV-2017-1084-EIR;  
 SCH. No. 2017061075  
 Plan Area: Hollywood

Council District: 13 – O’Farrell  
 \*\*Last Day to Act: 12-27-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5420-5450 West Sunset Boulevard, 1418-1440 North Western Avenue,  
 1441 North Serrano Avenue

**PROPOSED PROJECT:**

Demolition of 100,796 square feet of existing floor area, and construction, use, and maintenance of a maximum of 882,246 square-foot mixed-use development consisting of 735 multi-family residential units and up to 95,000 square feet of neighborhood-serving commercial uses on a 6.75-acre site. The proposed uses would be provided within four buildings, up to six stories in height (75 feet), and a maximum Floor Area Ratio of 3:1 within Subarea C of the Vermont/Western TOD Station Neighborhood Area Plan (SNAP) Specific Plan.

**APPEAL:**

An appeal of the September 27, 2022, Zoning Administrator’s determination which:

1. Found, the Zoning Administrator has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, Case No. ENV-2017-1084-EIR (State Clearinghouse No. 2017061075), dated August 19, 2021, the Final EIR dated July 22, 2022 (5420 Sunset Project EIR), as well as the whole of the administrative record; and:  
 CERTIFIED the following:
  - 1) The 5420 Sunset Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
  - 2) The 5420 Sunset Project EIR was presented to the Zoning Administrator as a decision-making body of the lead agency; and
  - 3) The 5420 Sunset Project EIR reflects the independent judgment and analysis of the lead agency.
 ADOPTED the following:
  - 1) The related and prepared 5420 Sunset Project EIR Environmental Findings;
  - 2) The Statement of Overriding Considerations; and
  - 3) The Mitigation Monitoring Program prepared for the 5420 Sunset Project EIR.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, approved a Main Conditional Use to authorize the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with one grocery store, in the C2-1 Zone.
3. Pursuant to LAMC Section 11.5.7 C, approved a Project Permit Compliance Review for the construction, use, and maintenance of a new mixed-use building consisting of 735 multi-family residential units and up to 95,000 square of neighborhood-serving commercial uses, with a maximum height of 75 feet, within Subarea C of the Vermont/Western TOD Station Neighborhood Area (SNAP) Specific Plan; and

4. Pursuant to LAMC Section 16.05, approved a Site Plan Review for a project that results in net increase of 50 or more residential dwelling units.

**Applicant:** James Smith, 5420 Sunset Boulevard LP, LLC  
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac

**Appellant:** CREED LA  
Representative: Aidan P. Marshall, Adams, Broadwell, Joseph & Cardozo

**Staff:** Polonia Majas, City Planning Associate  
(213) 847-3625  
[polonia.majas@lacity.org](mailto:polonia.majas@lacity.org)

Jonathan Hershey, Associate Zoning Administrator

7. [ZA-2021-4710-CU-ZV-SPR-1A](#)  
CEQA:ENV-2021-4711-MND;  
Plan Area: Hollywood

Council District: 13 – O’Farrell  
\*\*Last Day to Act: 01-02-23

### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6726-6740 West Sunset Boulevard, 1434-1456 North McCadden Place

### **PROPOSED PROJECT:**

Demolition of an existing commercial building and surface parking lot and the construction, use, and maintenance of a new approximately 3,448 square-foot fast-food drive-through restaurant and surface parking lot. The project proposes two drive-through lanes and 35 vehicle parking spaces. Proposed hours of operation are from 9:00 a.m. to 1:00 a.m. Sunday through Thursday and from 9:00 a.m. to 3:30 a.m. Friday through Saturday.

### **APPEAL:**

An appeal of the September 30, 2022, Zoning Administrator’s determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-4711-MND, as circulated on August 18, 2022 (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Section 12.24 W.17 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow the construction, use, and maintenance of a drive-through fast-food establishment in the C4 Zone adjoining a residential zone;
3. Approved, pursuant to Section 12.27 of the LAMC, Zone Variances to:
  - a. Permit a drive-through fast-food use partially in the RD1.5-1XL Zone;
  - b. Permit an outdoor eating area in excess of 50 percent of the interior dining area in the C4-2D-SN Zone; and
  - c. Permit access and accessory parking from a more restrictive zone to a less restrictive zone;
4. Dismiss, pursuant to Section 12.24 W.27 of the LAMC, a Conditional Use Permit to allow deviations from Commercial Corner development standards including less than 50 percent window transparency for exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets and hours of operation exceeding 7:00 a.m. to 11:00 p.m. daily; and

- Dismiss, pursuant to Section 16.05 of the LAMC, a Site Plan Review for a change of use to a drive-through fast-food establishment inasmuch as such development will not result in a net increase of 500 or more average daily vehicle trips.

**Applicant:** Raising Cane's  
Representative: Sherrie Olson, Permits N More, Inc.

**Appellant:** Madeline Brozen (on behalf of Madeline Brozen, Louis Abramson, Spencer Hillman, Ralph Samuel Lehman, Mollie Lehman and John Samuel Stady)

**Staff:** More Song, City Planner  
(213) 978-1319  
[more.song@lacity.org](mailto:more.song@lacity.org)

Christina Toy Lee, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, December 27, 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](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 detailed 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 Communications Assistant (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.