

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**TUESDAY, FEBRUARY 28, 2023 AFTER 4:30 P.M.**  
**(via TELECONFERENCE)**

Meeting presentations will be available here <https://tinyurl.com/CentralAPC2-28-23> by Friday, February 24, 2023. 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

Cecilia Lamas, Commission Executive Assistant II  
[apccentral@lacity.org](mailto:apccentral@lacity.org)  
(213) 978-1299

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 February 28, 2023 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/87399806530> AND USE MEETING ID: 873 9980 6530 AND PASSCODE 842869.**

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 above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 873 9980 6530** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 842869**. For virtual meeting participation information, please click [here](#).

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 Los Angeles Area 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) 978-1299 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. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - February 14, 2023

## 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](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.

## 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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 873 9980 6530** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 842869**.

**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, 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.

5. [ZA-2019-5239-CU-CUB-ZAA-SPR-WDI-1A](#)  
CEQA: ENV-2019-5240-CE  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez  
\*\*Last Day to Act: 03-13-23  
Continued From: 06-28-22; 09-13-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1723 – 1731 North Wilcox Avenue

**PROPOSED PROJECT:**

Demolition of five, two-story apartments buildings and the construction, use, and maintenance of a new six-story hotel composed of 41,514 square feet of floor area with 81 guest rooms and 244 square feet of commercial floor area. The Project proposes a maximum Floor Area Ratio (FAR) of approximately 4.06:1. The building will be designed as a structure above one podium parking level located at grade and one parking level located below grade. Zero foot rear and side yard setbacks are proposed on the podium parking level and the rest of the structure proposes rear yard and side yard setback encroachments on the third story and rooftop level of the hotel. The Project will require grading consisting of 6,630 cubic yards of cut and export. Three street trees are located on Wilcox Avenue and are proposed for removal as part of the Project.

**APPEAL:**

An appeal of the March 23, 2022, 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 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 regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved, pursuant to Section 12.24 W.15 of the Los Angeles Municipal Code (LAMC) (previously LAMC Section 12.24 C1.5(j), prior to the Ordinance No. 182,452 Code amendment, Effective on April 4, 2013) and LAMC Section 2.1.c of Ordinance 165,659, a Conditional Use to permit a development combining Residential and Commercial Uses in the R5 Zone when located outside of the Central City Community Plan Area;
3. Approved, pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel rooms (mini-bars) in conjunction with a hotel in the [Q]R5-2 Zone;
4. Approved, pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to permit side yard setbacks of zero-foot at the ground floor level and a nine-foot at the rooftop level, in lieu of the required 10-foot pursuant to LAMC Sections 12.11 C.2 and 12.12 C.2 along the northerly and southerly property lines;
5. Approved, pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to permit a rear yard setback of zero-foot at the ground floor level and a 14-foot rear yard setback for a roof canopy at the third story level, in lieu of the required 19-foot rear yard setback pursuant to LAMC Sections 12.11 C.3 and 12.12 C.3 along the westerly property line;

6. Approved, pursuant to LAMC Section 12.37 I.2, a Waiver of Street Dedication and Improvements of the five-foot dedication requirement along the property's eastern street frontage;
7. Approved, pursuant to LAMC Section 16.05, a Site Plan Review to permit the development project which creates or results in an increase of 50 or more guest rooms; and
8. Adopted the Conditions of Approval and Findings.

**Applicant:** Nathan Korman, NBK, LLC  
 Representative: Christopher Manasserian, Gonzales Law Group, APC

**Appellant:** UNITE HERE, Local 11  
 Representative: Jordan Sisson, Law Offices of Gideon Kracov

**Staff:** Danalynn Dominguez, City Planner  
[danalynn.dominguez@lacity.org](mailto:danalynn.dominguez@lacity.org)  
 (213) 978-1340

Jack Chiang, Associate Zoning Administrator

**6. [ZA-2017-4610-CU-MCUP-SPR-1A](#)**

CEQA: ENV-2017-3933-CE  
 Plan Area: Central City

Council District: 14 – de León

\*\*Last Day to Act: 02-28-22

Continued From: 05-14-19, 08-27-19, 10-22-19, 12-10-19  
 02-11-20, 04-28-20, 07-14-20, 10-13-20  
 01-26-21, 04-13-21, 06-22-21, 09-28-21  
 12-14-21, 05-24-22, 07-26-22, 10-25-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 949 South Hope Street; (615 West Olympic Boulevard;  
 950 South Flower Street; 600 West 9th Street)

**The Applicant requests that the matter be continued to a date certain of May 9, 2023.**

**PROPOSED PROJECT:**

Demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial restaurant space (6,699 square feet indoors and 3,311 square feet outdoors). All proposed restaurants would have maximum hours of operation from 7:00 a.m. to 2:00 a.m., daily. The proposed Project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces.

**APPEAL:**

An appeal of the November 7, 2018, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and that 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 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a transient occupancy residential structure in the R5 Zone;
3. Approved, pursuant to LAMC Section 12.24 S, a 20 percent reduction in parking requirements;
4. Approved, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one proposed restaurant and to allow for the sale and dispensing of beer and wine only for on-site consumption in conjunction with two proposed restaurants, for a total of three restaurants;
5. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50 or more residential units; and

6. Adopted the Conditions of Approval and Findings.

**Applicant:** Forest City Southpark Two, LLC  
Representative: Todd Nelson, Armbruster Goldsmith & Delvac LLP

**Appellant:** Norman Racine, Skyline Homeowners Association  
Representative: Elizabeth Camacho and Allan Abshez, Loeb & Loeb LLP

**Staff:** Henry Chu, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, March 14, 2023 at 4:30 p.m.**

Los Angeles City Hall  
200 North Spring Street, 10<sup>th</sup> Floor, Room 1070  
Los Angeles, CA 90012

#### **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) 978-1299 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 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.