

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, MARCH 28, 2023 AFTER 4:30 P.M.  
LOS ANGELES CITY HALL, 10TH FLOOR, ROOM 1070  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

**Meeting presentations will be made available here (<https://tinyurl.com/CentralAPC3-28-23>) by Friday, March 24, 2023. Compliant Day of Submissions will be added to this drive.**

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:

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

**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/87330973303> AND USE MEETING ID: 873 3097 3303 AND PASSCODE 322687.** Members of the public who wish to participate in the meeting and offer verbal public comment remotely 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 3097 3303** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 322687**. For hybrid meeting participation information, please click [here](#).

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the Central Los Angeles Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**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 are to 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). Photographs do not count toward the page limitation. **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 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to [apccentral@lacity.org](mailto:apccentral@lacity.org) and 12 hard copies must be submitted at the in-person meeting. 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 described in this notice, 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

**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 item 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 3097 3303** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 322687**.

**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-2021-10704-CUB-1A](#)  
CEQA: ENV-2021-10705-CE  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez  
Last Day to Act: 05-12-23

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5243 – 5245 West Santa Monica Boulevard

**The Applicant requests that the matter be continued to a date uncertain.**

**PROPOSED PROJECT:**

A Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and beer and wine for off-site consumption in conjunction with a proposed 11,120 square-foot restaurant. The restaurant would operate from 6:00 a.m. to 11:00 p.m., Monday through Thursday, and 6:00 a.m. to 1:00 a.m., Friday through Sunday, and have a seating capacity of 199 patrons until 5 p.m., and up to 376 patrons until closing time.

The Commission may consider a Categorical Exemption pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA) as the CEQA clearance for the Proposed Project and may consider whether any of the exceptions under CEQA Guidelines section 15300.2 apply.

**APPEAL:**

An appeal of the October 7, 2022, Zoning Administrator’s determination which:

1. Denied, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and ancillary sales of beer and wine for off-site consumption in conjunction with a proposed restaurant; and
2. Adopted the Findings.

**Applicant/Appellant:** Petros Taglyan  
Representatives: Petros Taglyan, Lee Rabun

**Staff:** Jaime Espinoza, City Planner  
[Jaime.Espinoza@lacity.org](mailto:Jaime.Espinoza@lacity.org)  
(213) 978-1357

Henry Chu, Associate Zoning Administrator

6. [ZA-2021-7065-CUB-1A](#)  
CEQA: ENV-2021-7066-CE  
Plan Area: Westlake

Council District: 1 – Hernandez  
Last Day to Act: 05-12-23

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1051 West Washington Boulevard

**PROPOSED PROJECT:**

A Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption at an existing 1,740-square foot restaurant with 46 interior seats in the [Q]C2-1 Zone with hours of operation from 7:00 a.m. to 11:00 p.m. Sunday through Thursday, and 7:00 a.m. to 12:00 a.m. Friday through Saturday.

**APPEAL:**

Two appeals of the January 11, 2023, Zoning Administrator’s determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines Section 15300.2 applies;
2. Approved, pursuant to Sections 12.24 W.1 and 12.24 W.7 of the Los Angeles Municipal Code, a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction within an existing 1,740 square-foot restaurant with 46 indoor seats, with the hours of operation limited to 7:00 a.m. to 11:00 p.m., from Sunday through Thursday, and 7:00 a.m. to 12:00 a.m. midnight on Fridays and Saturdays in the [Q]C2-1 Zone; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Juan Rafael Saravia, La Pupusa Urban Eatery  
Representative: Patrick E. Panzarello, Patrick E. Panzarello Consulting Services

**Appellants:** Lizette Diaz  
  
Toribo Ocampo Mendiola

**Staff:** Marie Pichay, City Planning Associate  
[marie.pichay@lacity.org](mailto:marie.pichay@lacity.org)  
(213) 978-1470

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission will be held on **Tuesday, April 11, 2023 at 4:30 p.m.**

Los Angeles City Hall  
200 North Spring Street, 10th 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.