

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, JUNE 24, 2025 AFTER 4:30 P.M.  
LOS ANGELES CITY HALL  
200 NORTH SPRING STREET, 10TH FLOOR, ROOM 1010  
LOS ANGELES, CA 90012**

**Meeting presentations will be made available here (<https://tinyurl.com/CentralAPC6-24-25>) by Friday, June 13, 2025.  
Compliant Day of Submissions will be added to this drive.**

Maleena Lawrence, President  
Derek Powell, Commissioner  
Duncan Sachdeva, Commissioner  
Julie Stromberg, Commissioner  
Steven Welliver, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Haydee Urita-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Denise Otero, Commission Executive Assistant I  
[apccentral@lacity.org](mailto:apccentral@lacity.org)  
(213) 978-1134

**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.

**YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/87298209106> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 872 9820 9106 AND PASSCODE 461080.** For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

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.

**Translation Services** may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email [apccentral@lacity.org](mailto:apccentral@lacity.org) to make a request for in person translation services.

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.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español podrían estar a su disposición de ser solicitados con un mínimo de 72 horas de anticipación.

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.

## **1. DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – April 22, 2025 and May 13, 2025

## **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.

## **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-2024-5524-CUB-1A**

Council District: 5 – Yaroslavsky

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8334 West 3rd Street (8334 – 8340 West 3rd Street)

**PROPOSED PROJECT:**

The proposed project involves a Conditional Use permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed 1,558 square-foot restaurant with live entertainment including a DJ, live music and karaoke with 85 indoor seats and four outdoor patio seats within the public-right-of-way. The hours of operation are proposed from 6:00 a.m. to 2:00 a.m., daily.

**APPEAL:**

An appeal of the March 19, 2025 Associate 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 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved, pursuant to Section 13B.2.2. of the Los Angeles Municipal Code, a Conditional Use to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C2-1VL-O Zone; and
3. Adopted the Conditions of Approval and Findings.

**Applicant/**

**Appellant:** Charles Pacheco, Virgil SB123, LLC  
Representative: Manny Diaz, FE Design & Consulting

**Staff:**

Stephanie Escobar, City Planning Associate  
[stephanie.escobar@lacity.org](mailto:stephanie.escobar@lacity.org)  
(213) 978-1492

Christina Toy-Lee, Associate Zoning Administrator

6. [ZA-2024-7613-CU2-1A](#)  
CEQA: ENV-2024-7614-CE  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez  
Last Day to Act: 07-13-25  
Continued From: 06-10-25

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5920 West Sunset Boulevard (5914 – 5924 West Sunset Boulevard,  
1472 – 1478 North Tamarind Avenue, 1469 North Bronson Avenue)

**PROPOSED PROJECT:**

An appeal of a Conditional Use to allow site improvements of an existing 1,734 square-foot drive-through fast-food establishment, including a building addition of 205 square feet, a new 1,627 square-foot covered outdoor dining area, changes to the existing drive-through circulation, extended hours of operation beyond those allowed for a Commercial Corner development, reduced window transparency, a waiver from the required five-foot landscape buffer abutting a residential zone, and the replacement of two existing pole signs.

**APPEAL:**

An appeal of the April 14, 2025 Associate 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 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved, pursuant to Sections 13B.2.2., 12.24 W.17, and 12.24 W.27 of the Los Angeles Municipal Code (LAMC):
  - a. A Class 2 Conditional Use to allow the continued use and maintenance of an existing drive-through fast food restaurant on a lot zoned C4, adjacent to an R-Zoned lot improved with residential uses;
  - b. A Class 2 Conditional Use to allow hours of operation exceeding the Commercial Corner development hours of operation otherwise restricted to 7:00 am to 11:00 pm daily;
  - c. A Class 2 Conditional Use to deviate from Commercial Corner development regulations, allowing exterior walls to have a transparency level of less than the required transparency of at least 50 percent as specified in LAMC Section 12.22 A.23(a)(3);
  - d. A Class 2 Conditional Use to allow the replacement of two existing pole signs with new signs, pursuant to LAMC Section 12.22 A.23(a)(6)(i) for a Commercial Corner development;
  - e. A Class 2 Conditional Use to deviate from Commercial Corner development regulations to maintain a zero-foot setback along the perimeter of the lot which abuts a residential zone, in lieu of a five-foot setback as required by LAMC Section 12.11 A.23(a)(10); and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Kristen Roberts, Raising Cane's  
Representative: Dana Sayles, Three6ixty

**Appellant:** Tanya Pontep, Asian Side LLC

**Staff:** Jaime Espinoza, City Planner  
[jaime.espinoza@lacity.org](mailto:jaime.espinoza@lacity.org)  
(213) 756-1712

Christina Toy-Lee, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission  
will be held on **Tuesday, July 8, 2025 after 4:30 p.m.**

Los Angeles City Hall  
200 North Spring Street, Room 1010  
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](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) 978-1134 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.