

CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
**OFFICIAL MINUTES**  
TUESDAY, MARCH 14, 2023 REGULAR MEETING  
LOS ANGELES CITY HALL, 10TH FLOOR, ROOM 1070  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

Commission President Ilissa Gold called the regular meeting to order at 4:38 p.m. with Commission Vice President Maleena Lawrence and Commissioners Steve Kang and Adrienne Lindgren in attendance.

Commissioner Oliver DelGado was not in attendance.

Also in attendance were Deborah Kahen, Senior City Planner, and Ernesto Velazquez, Deputy City Attorney. Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez, Administrative Clerk and Sarahi Ortega, City Planning Associate.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Deborah Kahen, Senior City Planner, on behalf of the Director of Planning provided an update regarding Executive Directive (ED 1) issued by Mayor Karen Bass, which addresses the housing and homelessness crisis in Los Angeles by expediting processing of Permits and Clearances for Temporary Shelters and 100% affordable housing projects. Implementation guidelines will be available through the City Planning department website. The second update was regarding the implementation of Assembly Bill 2097, a state law that prohibits the imposition of a parking minimum for most projects within a ½-mile radius of a major transit stop. ZIMAS, the online zoning and mapping system, displays whether a project is subject to AB 2097. The implementation memo for AB 2097 is also on the department website.
- Ernesto Velazquez, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:  
Commissioner Kang moved to approve the Meeting Minutes of February 28, 2023. Commission Vice President Lawrence seconded the motion and the vote proceeded as follows:

Moved: Kang  
Second: Lawrence  
Ayes: Gold, Lindgren  
Absent: DelGado

**Vote: 4 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 5**

**ZA-2021-4710-CU-ZV-SPR-1A**

CEQA: ENV-2021-4711-MND

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 03-14-23

Continued From: 12-13-22

01-10-23

02-14-23

**PUBLIC HEARING HELD**

**PROJECT SITE:** 6726 – 6740 West Sunset Boulevard;  
1434 – 1456 North McCadden Place

**IN ATTENDANCE VIA HYBRID/TELECONFERENCE:**

More Song, City Planner and Christina Toy-Lee, Associate Zoning Administrator, representing the Department; EJ Schloss, Nicolet Sytes, Hannah Smith, David Wade, and Brian Leung representing the Applicant; and Emma Howard on behalf of Councilmember Hugo Soto-Martinez representing Council District 13.

**MOTION:**

Commissioner Lindgren moved to put forth the actions below in conjunction with approval of the following Project, with Modifications and Amendments, as stated on the record:

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 1:30 a.m. Friday through Saturday.

1. Find, 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; Find, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find, the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Deny the appeal in part and grant the appeal in part, sustain the Zoning Administrator's Determination dated September 30, 2022;
3. Approve, 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;
4. Approve, pursuant to LAMC Section 12.27, a Zone Variance 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;
5. Dismiss, pursuant to LAMC Section 12.24 W.27, 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;
6. Dismiss, pursuant to LAMC Section 16.05, 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;
7. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated March 14, 2023; and
8. Adopt the Findings, as Amended by the Commission.

Commission President Gold seconded the motion and the vote proceeded as follows:

Moved: Lindgren  
Second: Gold  
Ayes: Kang, Lawrence  
Absent: Delgado

**Vote: 4 – 0**

**MOTION PASSED**

There being no further business before the Commission, President Gold adjourned the meeting at 7:02 p.m.



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Cecilia Lamas, Commission Executive Assistant II  
Central Los Angeles Area Planning Commission



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Ilissa Gold, President  
Central Los Angeles Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**JUN 13 2023**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**