

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 27, 2024 AFTER 4:30 P.M.
LOS ANGELES CITY HALL
200 NORTH SPRING STREET, 10TH FLOOR, ROOM 1070
LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<http://tinyurl.com/CentralAPC2-27-24>) by Friday, February 23, 2023.
Compliant Day of Submissions will be added to this drive.

Maleena Lawrence, President
Steve Kang, Vice President
Oliver DelGado, Commissioner
Jaime Geaga, Commissioner
Julie Stromberg, Commissioner

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

Cecilia Lamas, Commission Executive Assistant II
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/82550272546> AND USE MEETING ID: 825 5027 2546 AND PASSCODE 146298. 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.825 5027 2546** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 146298**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; 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. **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. 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 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 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. 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

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – December 12, 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. 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. 825 5027 2546** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 146298**.

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-2017-4610-CU-MCUP-SPR-1A

CEQA: ENV-2017-3933-CE

Plan Area: Central City

Council District: 14 – de León

Last Day to Act: 02-27-24

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,
02-28-23, 06-27-23, 11-28-23; 12-12-23

PUBLIC HEARING REQUIRED

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

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

6. [APCC-2023-3070-SPE](#)
CEQA: ENV-2023-3071-CE
Plan Area: Central City

Council District: 14 – de León
Last Day to Act: 02-28-24

PUBLIC HEARING – Completed January 9, 2024

PROJECT SITE: 1111 South Broadway
(1101, 1133, and 1139 South Broadway; 146 West 11th Street)

PROPOSED PROJECT:

Construction of three new illuminated neon Wall Signs measuring four feet tall by nine feet five inches wide, with an area of 37.67 square feet each. The signs will contain on-site advertising reading "ASU" and will be located on the existing historic Herald Examiner building. Two signs will have a maximum height of 71 feet from Grade, while the third sign will have a maximum height of 68 feet from Grade. The respective wall signs will face Broadway, 11th Street, and an alley.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15311 (Class 11), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code, a Specific Plan Exception (SPE) from the Historic Broadway Sign Supplemental Use District (Sign District) to allow two illuminated Wall Signs with a maximum height of 71 feet from grade and one illuminated Wall Sign with a maximum height of 68 feet from grade, in lieu of the maximum height from grade of 20 feet as otherwise allowed by Section 9.17 of the Sign District.

Applicant: Michael Fischer, Broadway Eleventh Owners, LLC
Representative: Hans C. Krake, Gensler

Staff: Kyle Hickey, Planning Assistant
kyle.hickey@lacity.org
(818) 374-5038

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held on **Tuesday, March 12, 2024 after 4:30 p.m.**

Los Angeles City Hall
200 North Spring Street, 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.

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.