

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, NOVEMBER 10, 2020
(Via Teleconference)

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. 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.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted entirely telephonically.

The meeting was called to order by Commission Vice President Gold at 4:34 p.m. with Commissioners, Chung-Kim, Lawrence and Lindgren present. Commission President DelGado was absent.

Also in attendance were Priya Mehendale, Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Jennifer Edwards, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:** Priya Mehendale, City Senior Planner gave the following report:

City Planning will host a second round of Planning 101 training sessions, with the focus on the topic of community planning. The session will be held virtually and will take place next week on November 17th, 19th, and 21st.

An online webinar for the Hollywood Community Plan Update, which is planning for the future of Hollywood through the year 2040. This webinar will be held next Wednesday, November 18th from noon to 1pm. You can review updated draft materials and RSVP for the virtual event by going to our website planning.lacity.org/hcpu2.

City Planning released an update to the City's proposed Processes and Procedures Ordinance. The Ordinance will streamline and reorganize the rules that govern the steps involved in reviewing projects or adopting land use policy.

- Ernesto Velazquez, Deputy City Attorney welcomed Commissioner Lindgren to the Commission.
- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** The October 13, 2020 minutes, were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commission Vice President Gold took Item No. 6 out of order.

ITEM NO. 6

ZA-2017-1169-CUB-CUX-PA1-1A

CEQA: ENV-2017-1170-CE

Plan Area: Hollywood

Council District: 13 – O'Farrell

Last Day to Act: 11-22-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1775 North Ivar Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Oliver Netburn, City Planner representing the Department; Matthew Nicols representing the Applicant.

MOTION:

Commissioner Chung-Kim moved to continue the item to a date certain of January 26, 2021. Commissioner Gold seconded the motion and the vote proceeded as follows:

Moved: Chung-Kim
Second: Gold
Ayes: Lawrence, Lindgren
Absent: DelGado

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

ZA-2000-454-ZV-YV-PA2-1A

CEQA: ENV-2017-3035-CE

Plan Area: Wilshire

Council District: 10 – Wesson, Jr.

Last Day to Act: 11-09-20

Continued From: 10-27-20

PUBLIC HEARING HELD

PROJECT SITE: 1017, 1019, 1021-1/2, 1023, 1027 South Redondo Boulevard; 1013,
1013-1/2 South La Brea Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Jack Chiang, Associate Zoning Administrator representing the Planning Department; Craig Lawson, Craig Lawson and Company, LLC representing the Applicant/Appellant.

MOTION:

Commissioner Chung-Kim put forth the actions below in conjunction with the approval of the following project:

A Plan Approval to modify conditions imposed, and to review compliance with the previous conditions of approval for an existing auto repair facility. The requested modifications propose to increase the number of vehicular parking spaces, adjust the hours of operation, permit the addition of a car rental desk in the C2 Zone, permit the addition of a new car wash area and car rinsing station, allow auto body estimates, diagnostic analysis, and the addition of a car rental reception area in the R2-1-O Zone.

1. **Determine**, based on the whole of the administrative record, that the project is exempt from California Environmental Quality Act (CEQA) Guidelines, Section 15305 (Minor Alterations in Land Use Limitations) and Section 15301 (Existing Facilities), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal in part;
3. **Sustain** the Zoning Administrator's determination dated August 10, 2020, to approve pursuant to Section 12.27 U of the Los Angeles Municipal Code, a Plan Approval to permit the modifications to Condition Nos. 20, 22 and 24 of Case No. ZA-2000-454-ZV-YV-PA1, for the business hours adjustment, inclusion of a conference room for public use, and the increase of the parking spaces within the existing parking building to 75 spaces;
4. **Adopt** the modified Conditions of Approval;
5. **Adopt** the amended Findings.

The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Chung-Kim
Seconded: Gold
Ayes: Lawrence, Lingdren
Absent: DelGado

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

ZA-2019-6350-CUB-CUX-1A

CEQA: ENV-2019-6351-CE

Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 11-22-20

PUBLIC HEARING HELD

PROJECT SITE: 2500 West 8th Street (2506-2512 West 8th Street), Basement

IN ATTENDANCE VIA TELECONFERENCE:

Estineh Mailian, Chief Zoning Administrator representing the Planning Department; Darlene Kuba, Kuba & Associates representing the Applicant/Appellant; Gerald Gubatan representing Councilmember Cedillo.

MOTION:

Commissioner Lindgren put forth the actions below in conjunction with the approval of the following project:

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,125 square-foot restaurant/dance hall with 60 interior seats, featuring patron dancing with live entertainment, and hours of operation from 11:00 a.m. to 2:00 a.m., daily. (On August 25, 2020, the Zoning Administrator approved the project with reduced seating to 50 interior seats, featuring patron dancing with live entertainment, and reduced hours of operation from 11:00 a.m. to 11:00 p.m., daily.)

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15061 and 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. **Granted** the appeal in part;
3. **Sustain** the Zoning Administrator's determination dated August 25, 2020, to approve pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code(LAMC), a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant/dance hall in the C2-1 Zone;
4. **Sustain** the Zoning Administrator's determination dated August 25, 2020, to approve pursuant to Section 12.24 W.18 of the LAMC, a Conditional Use to allow patron dancing in connection with a restaurant/dance hall in the C2-1 Zone, in lieu of dancing with live entertainment;
5. **Adopt** the modified Conditions of Approval; and
6. **Adopt** the amended Findings.

The motion was seconded by Commissioner Chung-Kim and the vote proceeded as follows:

Moved: Lindgren
Seconded: Chung-Kim
Ayes: Gold, Lawrence
Absent: DelGado

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission Vice President Gold adjourned the meeting at 8:03 p.m.

Ilissa Gold

Ilissa Gold, Vice President
Central Los Angeles Area Planning Commission

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission